



Date Filed: February 9, 2024

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 24-013

I / We, **Sunset Parkside Education and Action Committee (SPEAK)**, hereby appeal the following departmental action: **ISSUANCE of Coastal Zone Permit Record No. 2019-014146CTZ** by the **Planning Commission** which was issued or became effective on: **January 25, 2024**, to: **San Francisco Public Utilities Commission**, for the property located at: **520 John Muir Drive**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **March 28, 2024**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, kurt.botn@sfgov.org and onzewi@sfgov.org.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **April 11, 2024**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, aeboken@gmail.com and er@sonic.net.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, April 17, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal

Appellant or Agent:

Signature: Via Email

Print Name: Eileen Boken, agent for appellant

TO: Board of Appeals

cc: Julie Rosenberg
Alec Longaway

PLEASE TAKE NOTICE that Sunset-Parkside Education and Action Committee (SPEAK) is appealing the Coastal Zone Permit - Record No 2019-014146CTZ-520 John Muir Drive. Attached is the executive summary and draft motion.

The reason for the appeal is that the Coastal Zone Permit is not consistent with the certified Local Coastal Program (LCP) and was, therefore, approved in error.

SPEAK is requesting a fee waiver.

Please confirm receipt of this statement of appeal.

Best,

Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)



PLANNING COMMISSION MOTION NO. 21496

HEARING DATE: JANUARY 25, 2024

Record No.: 2019-014146CTZ
Project Address: 520 John Muir Drive
Zoning: Public (P) Zoning District
OS - Height and Bulk District
Block/Lot: 7283 / 004
Project Sponsor: San Francisco Public Utilities Commission
Obi Nzewi
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94103
Property Owner: City and County of San Francisco, San Francisco Public Utilities Commission
Staff Contact: Kurt Botn – (628) 652-7311
Kurt.Botn@sfgov.org

ADOPTING FINDINGS TO GRANT A COASTAL ZONE PERMIT PURSUANT TO PLANNING CODE SECTION 330 TO ALLOW THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) TO PERFORM SOIL REMEDIATION AND DEMOLISH SEVEN ONE-STORY STRUCTURES FOR THE LAKE MERCED WEST PROJECT ON APPROXIMATELY 11 ACRES. THE PROJECT SITE WAS PREVIOUSLY OPERATED BY THE PACIFIC ROD AND GUN CLUB LOCATED AT 520 JOHN MUIR DRIVE, BLOCK 7283 LOT 004 WITHIN THE P – PUBLIC ZONING DISTRICT, AND OS HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 14, 2023, Kathryn Miller of San Francisco Public Utilities Commission (hereinafter "Project Sponsor") filed Application No. 2019-014146CTZ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Coastal Zone Permit to allow soil remediation and the demolition of seven structures on an approximately 11 acre site previously occupied by the Pacific Rod and Gun Club that previously operated as a skeet and trap shooting facilities from 1934 to 2015 (hereinafter "Project") at 520 John Muir Blvd, Block 7283 Lot 004 (hereinafter "Project Site").

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq.) and Chapter 31 of the San Francisco

Administrative Code. The Final Environmental Impact Report for the Lake Merced West Project was certified by the San Francisco Planning Commission on January 12, 2023 (Planning Commission Motion No. 21226).

On January 25, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Coastal Zone Permit Application No. 2019-014146CTZ.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-014146CTZ is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Coastal Zone Permit as requested in Application No. 2019-014146CTZ, subject to the conditions contained in “EXHIBIT B” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposal is for the San Francisco Public Utilities Commission (SFPUC) project for the demolition of seven single-story structures and three former skeet fields onsite as well as remediation of contaminated soils beneath and around these structures. The approximately 11 acre site was previously operated by the Pacific Rod and Gun Club as a skeet and trap shooting facilities from 1934 to 2015 and Gun Club resulting in widespread lead and other contamination across the site. The buildings to be demolished include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures including, garage, a barbeque shed and three of the four skeet fields. The project does not propose any new structures or change of use at the Project Site.
- 3. Site Description and Present Use.** The subject property is an approximately 11-acre site on the North side of John Muir Drive, between Skyline Boulevard and Lake Merced Boulevard. The site is owned by the SFPUC but was developed in 1934 by the Pacific Rod and Gun Club as a skeet and trap shooting facility. There are five main buildings and three small ancillary buildings on the site lot. All of the buildings are single-story wood frame structures. The buildings include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures include a restroom building, garage and a barbeque shed. A surface parking lot was located at the southern portion of the subject property. Since its opening in 1934, the Pacific Rod and Gun Club occupied and operated at the existing site until 2015 when the SFPUC conducted the Upland Soil Remediation Project (soil remediation project) at the site. The soil remediation project resulted in removal of about 88,000 tons of contaminated materials from across the site. The site is currently closed to the public and used as a staging area.

4. **Surrounding Properties and Neighborhood.** The subject property is located within the P- Public Zoning District, OS Height and Bulk District, and Coastal Zone area. The immediate neighborhood's context is predominantly residential with two-to-seven story residential developments. Immediately to the south of the subject property is seven-story multi-unit residential buildings, and to north of the subject property is Lake Merced. Other zoning districts in the vicinity of the subject property include RM-2 (Residential-Mixed, Moderate Density), RH-1 (D) (Residential-House, One-Family-Detached) and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** Prior to submittal of the listed application, public meetings were held in accordance with CEQA and the CEQA Guidelines for the Recreation and Parks Department Lake Merced West Project, which includes the proposed building demolition and soil remediation. The Department held a public scoping meeting on June 23, 2021, to receive oral comments on the scope of the environmental review. The Department received approximately 80 comments during the public scoping period for the EIR. During the Draft EIR public review period, a public hearing was held before the Historic Preservation Commission on March 16, 2022, and before the San Francisco Planning Commission on March 31, 2022. During the Draft EIR public review period, approximately 90 written and oral comments were received; many of the comments expressed a desire for the EIR to evaluate a larger boathouse, which was addressed in the Final EIR. Public comment was also accepted at the EIR certification hearing on January 12, 2023, and generally expressed support for the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

The Project falls within the Coastal Zone Permit Area and is subject to Coastal Zone Permit Review pursuant to Planning Code Section 330. Pursuant to Planning Code Section 330.2, the Local Coastal Program shall be the San Francisco Western Shoreline Plan, a part of the City's General Plan. The project is consistent with objectives and policies of the Western Shoreline Plan as outlined in this motion.

7. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

ENVIRONMENTAL PROTECTION ELEMENT

Objectives and Policies

OBJECTIVE 3

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINE AREAS

Policy 3.1

Cooperate with and otherwise support regulatory programs of existing regional, State, and Federal agencies dealing with the Bay, Ocean, and Shorelines.

Policy 3.2

Promote the use and development of shoreline areas consistent with the General Plan and the best interest of San Francisco.

OBJECTIVE 7

ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO ARE USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.

Policy 7.1

Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element

WESTERN SHORELINE AREA PLAN

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

Objectives and Policies

OBJECTIVE 5

PRESERVE THE RECREATIONAL AND NATURAL HABITAT OF LAKE MERCED.

Policy 5.1

Preserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.

Policy 5.4

As it becomes obsolete, replace the police pistol range on the southerly side of South Lake with recreational facilities.

On balance, the Project is consistent with the Objectives and Policies of the General Plan and the Western Shoreline Area Plan. The site was previously used by the Pacific Rod and Gun Club and has been vacant since 2015. The Project does not propose any change of use or expansion. The soil remediation will be a benefit to the surrounding site and will remove potentially contained soil and debris from the Project Site. Thus, adding a public benefit to the surrounding area and ensuring the property disposal of potentially contaminated soils. The demolition of the existing seven recreational structures will remove dilapidated structures that are in disrepair. The project will not impede or intensify existing access to coastal zone areas. The projection of Project objectives are to complete contaminated soil remediation of the upland site areas prior to future site uses.

8. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not remove or displace an existing neighborhood serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project includes few physical improvements, thus having virtually no impact on the neighborhood's built form.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located less than a block from the 58 bus line.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development and does not eliminate any industrial or service uses

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project does not include any structural or seismic improvements.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks. The buildings and skeet fields to be demolished are part of a historic landscape eligible for listing in the California and National registers. As discussed in the Statement of Overriding Considerations adopted by the Recreation and Parks Commission at the time of Project approval (January 19, 2023), after consideration of the FEIR and the evidence in the record, each of the specific overriding economic, legal, social, technological and other benefits of the Project independently and collectively outweighs the significant and unavoidable impact of demolition of the buildings and skeet fields at the Project Site. Required mitigation, including documentation and oral histories, has been completed or will be completed prior to demolition. The Project would support the expansion of the area for publicly accessible open space at Lake Merced, providing for a wide array of active and passive recreation uses and open space, improve public access to the waterfront, and provide connections to the regional hiking and biking trail system.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project fundamentally enhances the City's open space amenities. It does not propose any development that would inhibit the access to sunlight and vistas for existing parks and open space.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Coastal Zone Permit would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Coastal Zone Permit Application No. 2019-014146CTZ** subject to the following conditions attached hereto as “EXHIBIT B” in general conformance with plans on file, dated September 1, 2023, and stamped “EXHIBIT C”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Coastal Zone Permit to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave., Suite 1475, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 25, 2024.



Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Imperial, Koppel, Moore

NAYS: None

ABSENT: Diamond

ADOPTED: January 25, 2024

EXHIBIT B

Authorization

This authorization is for a conditional use and coastal zone permit to allow a phased project of phase 1 consisting of the demolition of seven existing one-story, recreational buildings and three skeet shooting fields as well as remediation of contaminated soils beneath and around these structures, which were previously operated by the Pacific Rod and Gun Club that contained Public Facilities, for skeet and trap shooting land uses pursuant to Planning Code Sections 211.2, 303, and 330 within the P District, and a OS Height and Bulk District; in general conformance with plans, dated September 1, 2023, and stamped “EXHIBIT C” included in the docket for Record No. 2019-014146CTZ and subject to conditions of approval reviewed and approved by the Commission on January 25, 2024 under Motion No. **21496**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 25, 2024 under Motion No. **21496**.

Printing of Conditions of Approval on Plans

The conditions of approval under the “Exhibit B” of this Planning Commission Motion No. **21496** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Coastal Zone Permit and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Coastal Zone Permit.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Parking and Traffic

- 6. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 7. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 8. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit B of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



San Francisco
**Water
Power
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Services of the San Francisco Public Utilities Commission

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
WATER ENTERPRISE



SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

CONTRACT NO. WD-2903

DECEMBER 2023



12/05/2023

FOR THE SOLE USE OF THE DOCUMENT RECIPIENT
- DO NOT CITE, COPY, OR CIRCULATE WITHOUT
THE EXPRESS PERMISSION OF THE SFPUC.

AT THE TIME OF THE BID OPENING, THE CONTRACTOR SHALL POSSESS A
VALID CALIFORNIA CLASS A, GENERAL ENGINEERING CONTRACTOR'S LICENSE.

GENERAL NOTES:

- 1.1 DEFINITIONS
 - A. OWNER: SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC)
 - B. CITY REPRESENTATIVE: RESIDENT ENGINEER.
 - C. CONSTRUCTION: ALL WORK SPECIFIED IN DRAWINGS, AND SPECIFICATIONS.
 - D. WHEREVER THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" IS USED, THE SAME MUST APPLY TO SUBCONTRACTOR(S) WHERE APPLICABLE.
- 1.2 CODES, STANDARDS, AND REQUIREMENTS
 - A. ALL WORK MUST CONFORM WITH THE LATEST EDITIONS OF THE PROJECT DRAWINGS, INCLUDING ALL REFERENCED CODES AND STANDARDS UNLESS OTHERWISE NOTED.
 - B. THE DRAWING NOTES AND TYPICAL DETAILS MUST APPLY IN ALL CASES, UNLESS SPECIFICALLY STATED OR SHOWN OTHERWISE. THE CITY REPRESENTATIVE MUST APPROVE ALL CONSTRUCTION DEVIATIONS FROM THE DRAWINGS.
 - C. ALL WORK MUST BE ACCOMPLISHED UNDER THE APPROVAL AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. ALL CONSTRUCTION MUST CONFORM TO THESE PLANS AND ACCOMPANYING SPECIFICATIONS AND SPECIAL PROVISIONS.
 - D. THE CONTRACTOR MUST REPAIR OR REPLACE ALL EXISTING FACILITIES DAMAGED BY THE CONTRACTOR'S EQUIPMENT TO LIKE OR BETTER CONDITION AT NO ADDED COST TO THE CONTRACT UNLESS OTHERWISE NOTED. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION OF EXISTING FACILITIES FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS.
 - E. THE CONTRACTOR MUST HAVE A RESPONSIBLE PARTY WHO MUST HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORK HOURS.
 - F. THE CONTRACTOR MUST APPLY FOR, PAY, AND CONFORM TO ALL PERMITS REQUIRED (NOT PREVIOUSLY OBTAINED BY CITY REPRESENTATIVE) TO COMPLETE THE PROJECT AND MUST REQUEST AND RECEIVE ALL REQUIRED INSPECTIONS. A COPY OF PERMITS AND INSPECTION REPORTS MUST BE SUBMITTED TO THE CITY REPRESENTATIVE. COORDINATE WITH THE CITY REPRESENTATIVE TO IDENTIFY WHICH PERMITS ARE PREVIOUSLY OBTAINED BY THE CITY REPRESENTATIVE.
 - G. FOR THE ENTIRE CONSTRUCTION DURATION, THE CONTRACTOR MUST ASSURE THE SAFETY OF ALL PERSONS AND PROPERTY AFFECTED BY CONTRACTOR'S WORK, INCLUDING ENFORCEMENT OF ALL APPLICABLE LOCAL STATE, FEDERAL LAW, AND REGULATIONS AND CITY REPRESENTATIVE REQUIREMENTS. THIS REQUIREMENT MUST APPLY CONTINUOUSLY AND NOT BE LIMITED TO CONTRACTOR'S WORKING HOURS DURING THE COURSE OF CONSTRUCTION.
 - H. THE CONTRACTOR MUST BE RESPONSIBLE FOR WINTERIZING THE WORK SHOWN ON THE DRAWINGS INCLUDING EROSION AND SEDIMENT CONTROL AS DEFINED IN APPROVED STORM WATER POLLUTION PREVENTION PLAN.
 - I. PROVIDE MITIGATION MEASURES TO PROTECT HEALTH AND PROPERTY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS, CODES, REGULATIONS.
 - J. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND MUST NOTIFY THE CITY REPRESENTATIVE OF ANY DISCREPANCIES REQUIRING CORRECTIVE ACTION PRIOR TO PROCEEDING WITH WORK.
 - K. CONTRACTOR MUST CONTACT USA NORTH 811 THE NATIONAL "CALL BEFORE YOU DIG" NUMBER FOR CALIFORNIA NORTH TO NOTIFY THEM OF PLANNED EXCAVATION ACTIVITIES PRIOR TO START OF WORK.
 - L. ALL ON-SITE PERSONNEL MUST COMPLY WITH THE REQUIREMENTS OF STATE AND FEDERAL STANDARDS FOR HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE.
- 1.3 MAPPING AND RECORD DRAWINGS
 - A. TOPOGRAPHIC SURVEY:
 - 1. PROJECT TOPOGRAPHIC DATUM:
HORIZONTAL DATUM: CALIFORNIA COORDINATE SYSTEM (NAD 83)
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM
 - 2. TOPOGRAPHY SURVEY WAS COMPLETED BY PACIFIC ENGINEERING & CONSTRUCTION, INC. CONSULTING ENGINEER AND CONTRACTORS IN MARCH 2016.
 - B. CONTRACTOR TO VERIFY SURVEY.
- 1.4 EXISTING UTILITIES AND STRUCTURES:
 - A. CONTRACTOR IS RESPONSIBLE FOR COMPLETING UTILITY AND SITE FEATURE SURVEY, IDENTIFYING ANY CONFLICTS AND NOTIFYING THE CITY REPRESENTATIVE PRIOR TO COMMENCING ANY WORK. CONTRACTOR MUST PREPARE A PLAN THAT CONSIDERS MINIMIZING IMPACTS TO THE EXISTING IRRIGATION SYSTEM. SHOW WORK AREAS AROUND BUILDING AND TRAVEL PATHS. CONTRACTOR MUST CONFIRM LOCATION OF IRRIGATION SYSTEM.
 - B. NOTIFY CITY REPRESENTATIVE AND APPROPRIATE UTILITIES IMMEDIATELY AFTER ANY UTILITY IS DAMAGED, AND/OR SERVICE IS DISRUPTED.
 - C. SCHEDULE ANY UTILITY DISRUPTIONS, SHUTDOWNS OR RELOCATION WITH APPROPRIATE UTILITY AT LEAST 7 DAYS IN ADVANCE.
 - D. CONTRACTOR MUST SALVAGE PRESERVE, STORE AND RESET ALL EXISTING D.O.I. FISH AND WILDLIFE SIGNAGE CURRENTLY ALONG PROPERTY LINE AFTER COMPLETION OF WORK IN ORIGINAL LOCATIONS AND AT ORIGINAL ELEVATIONS.
- 1.5 SITE CONTROLS
 - A. CITY REPRESENTATIVE AND THE CONTRACTOR IDENTIFY AUTHORIZED STAGING AREAS PRIOR TO THE START OF WORK.
 - B. THE CONTRACTOR MUST NOTIFY CITY REPRESENTATIVE OF ANY ACCIDENTS AND RELATED CLAIMS.
 - C. THE CONTRACTOR MUST PROVIDE BARRICADES AND OTHER REQUIRED SECURITY MEASURES TO PREVENT UNAUTHORIZED SITE ACCESS IN CONSTRUCTION AREAS AND OTHER AFFECTED WORK ZONES. SITE CONTROLS MUST BE MAINTAINED THROUGHOUT ENTIRE DURATION OF CONSTRUCTION.
 - D. THE CONTRACTOR MUST PROVIDE SITE SECURITY FOR THE FULL DURATION OF THE PROJECT CONSTRUCTION.
 - E. THE CONTRACTOR IS BE RESPONSIBLE FOR ALL SITE CONSTRUCTION SURVEYING AND STAKING.
 - F. FLAGGERS MUST BE LOCATED AT THE ENTRY AND EXIT LOCATIONS OF THE PROJECT SITE DURING DAILY CONSTRUCTION ACTIVITIES.
- 1.6 REMEDIATION COORDINATION
 - A. APPROXIMATE EXCAVATION DIMENSIONS FOR THE INDIVIDUAL REMEDIATION AREAS HAVE BEEN ESTIMATED BASED ON RESULTS OF PREVIOUS SITE SOIL SAMPLING AND ANALYSIS. THIS INFORMATION IS PROVIDED TO THE CONTRACTOR AS A GUIDE IN PLANNING THE APPROACH TO EXCAVATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONTROL DEPTH AND EXTENT OF EXCAVATION IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS. ANY EXCAVATION PERFORMED BEYOND THE EXTENTS SHOWN HEREIN AND/OR NOT AGREED TO IN WRITING BY THE CITY REPRESENTATIVE FOR EACH REMEDIATION AREA WILL NOT BE COMPENSATED.

- B. ALL EXCAVATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) 29 CODE OF FEDERAL REGULATIONS (CFR) 1926, CFR 1910, CFR 120, CALIFORNIA CODE OF REGULATIONS TITLE 8 SECTION 5792, AND ALL APPLICABLE REQUIREMENTS OF CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ACT ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. APPROPRIATE SLOPING OF BACKCUT EXCAVATION OR SHORING WILL BE REQUIRED. WHERE SLOPES ARE USED IN LIEU OF SHORING/SHEETING METHODS, EXCAVATED SOIL FROM OUTSIDE OF THE LIMITS OF THE REMEDIATION AREA MUST BE STOCKPILED SEPARATELY ADJACENT TO THE SOURCE REMEDIATION AREA FOR REUSE AS COMPACTED BACKFILL.
- C. AIR MONITORING, CONFIRMATORY FIELD TESTING, AND LABORATORY TESTING MUST BE CONDUCTED. SEE TECHNICAL SPECIFICATIONS FOR DETAILS.
- D. CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL MEASURES PER BAAQMD REQUIREMENTS AT SOIL STOCKPILES, RUN-ON CONTROL AT EXCAVATION AREAS, INTERIM DRAINAGE FEATURES TO CONVEY RUNOFF AROUND WORK ZONES AND SITE CONSTRUCTION VEHICLE ENTRANCE FEATURES TO PREVENT EROSION AND/OR SEDIMENTATION IN CONFORMANCE WITH THE PROJECT SWPPP.

DRAWING INDEX			
PLAN NO.	FILE NO.	REVISION NO.	TITLE
GENERAL			
G-0000	E-34791		COVER SHEET
G-0001	E-34792		DRAWING INDEX AND GENERAL NOTES
G-0002	E-34793		ABBREVIATIONS AND LEGEND
G-0003	E-34794		LOCATION MAP AND VICINITY MAP
CIVIL			
C-0001	E-34795		EXISTING SITE LAYOUT
C-0002	E-34796		DEMOLITION PLAN SHEET 1 OF 2
C-0003	E-34797		DEMOLITION PLAN SHEET 2 OF 2
C-0004	E-34798		EXISTING UTILITIES WITH IRRIGATION PLAN SHEET 1 OF 2
C-0005	E-34799		EXISTING UTILITIES WITH IRRIGATION PLAN SHEET 2 OF 2
C-1001	E-34799.1		FINAL SITE LAYOUT
C-5001	E-34800		EXCAVATION DETAILS
C-5002	E-34801		EXISTING BUILDING PHOTOS 1
C-5003	E-34802		EXISTING BUILDING PHOTOS 2
MECHANICAL			
M-5001	E-34803		MECHANICAL DETAIL

REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC., USED

GATE BOOK PAGES NO.



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REVISIONS				

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

DRAWING INDEX AND GENERAL NOTES

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	RG	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	DRAWING / FILE NO.	REVISION NO.	
G-0001	E-34792	0	

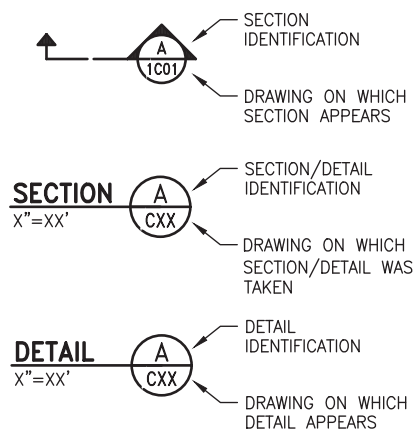
GENERAL ABBREVIATIONS

BAAQMD	BAY AREA AIR QUALITY MANAGEMENT DISTRICT
CLR	CLEARANCE
CONC	CONCRETE
D.O.I.	U.S. DEPARTMENT OF THE INTERIOR
EG	EXISTING GRADE
(E)	EXISTING
MMRP	MITIGATION MONITORING AND REPORTING PROGRAM
MND	MITIGATED NEGATIVE DECLARATION (OCTOBER 2014)
NAD	NORTH AMERICAN DATUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
(N)	NEW
PC	PORTLAND CEMENT CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RAP	REMEDIAL ACTION PLAN (NOVEMBER 2014)
REINF	REINFORCEMENT
REQ'D/REQ	REQUIRED
RWQCB	REGIONAL WATER QUALITY CONTROL BOARD
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SFWD	SAN FRANCISCO WATER DEPARTMENT
SPEC	SPECIFICATION(S)
SS	SANITARY SEWER/STAINLESS STEEL
STL	STEEL, STREET LIGHTING
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WEF	WILDLIFE EXCLUSION FENCE
WL	EDGE OF WATER

GENERAL LEGEND

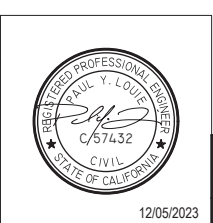
	CENTER LINE
	EXISTING SURVEY CONTROL POINT
\emptyset	DIAMETER
x	SPOT ELEVATION
	TREE, SHRUB
	NATURAL GROUND OR GRADE
	BACKFILL
	FLOW LINE
— 10 —	(E) GROUND CONTOUR
— 10 —	FINISHED GRADE CONTOUR
● GP	GATE POST
C —	GUY ANCHOR
● PP	POWER POLE
●	UTILITY POLE
● TP	TELEPHONE POLE
#1	GRID COORDINATE
	CATCH BASIN
	CONCRETE
	(E) GRAVEL
— WL —	EDGE OF WATER
— - - - -	EDGE OF WETLAND (FEDERAL)
— x — x —	FENCE
	FLOW LINE DIRECTION
— - - - -	LIMITS OF WORK
— — — —	APPROXIMATE SETBACK LINE
— - - - - w —	WATER LINE

TYPICAL SECTION/DETAIL NUMBERING SYSTEM



REFERENCES
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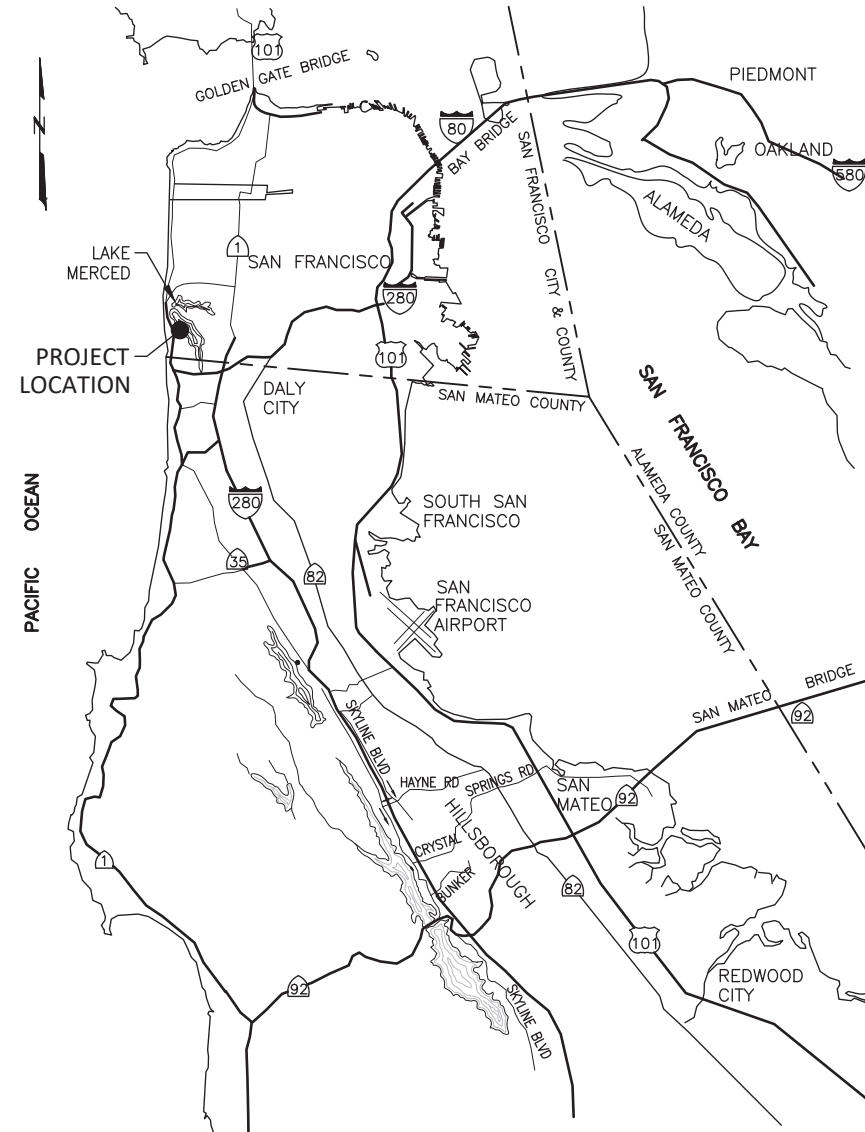
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CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
 PHASE 2**

ABBREVIATIONS AND LEGEND

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	RG	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED		APPROVED	
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PLAN NO.	G-0002	DRAWING / FILE NO.	E-34793
		REVISIONS	0



LOCATION MAP
NTS



VICINITY MAP
NTS

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

LOCATION MAP AND VICINITY MAP

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	RG	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	

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G-0003

E-34794

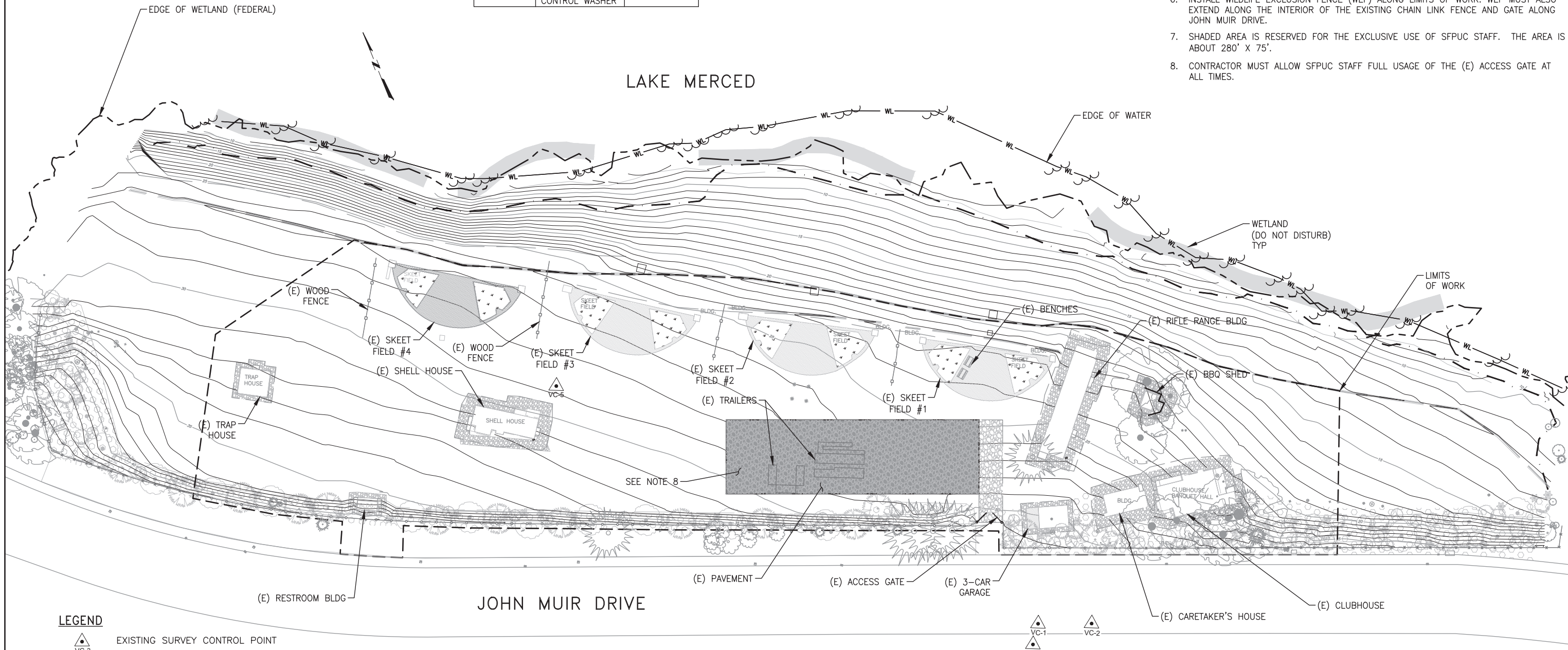
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HORIZONTAL CONTROL			
NAME	NORTHING	EASTING	DESCRIPTION
AB7677	2095680.570	5984225.120	NEAR INTERSECTION OF SKYLINE BLVD. AND SLOAT BLVD.
HT2268	2104150.110	5990243.300	AT 19TH AVE. BETWEEN LAWTON AND MORAGA ST.

VERTICAL CONTROL		
NAME	DESCRIPTION	ELEVATION
VC-1 "X"	ON CURB	30.28
VC-2 "X"	ON CURB	29.53
VC-3 "X"	ON CURB	34.01
VC-5 MAG	NAIL WITH CONTROL WASHER	28.76

NOTES:

- HORIZONTAL DATUM IS ON NAD83. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM.
- DATE OF SURVEY: MARCH 2016.
- SEE PLAN NO. G-0001 FOR GENERAL NOTES.
- SEE PLAN NO. G-0002 ABBREVIATIONS AND LEGEND.
- CONTRACTOR MUST SUBMIT PROPOSED STAGING PLAN AND HAUL/ACCESS ROADS TO THE CITY REPRESENTATIVE FOR APPROVAL.
- INSTALL WILDLIFE EXCLUSION FENCE (WEF) ALONG LIMITS OF WORK. WEF MUST ALSO EXTEND ALONG THE INTERIOR OF THE EXISTING CHAIN LINK FENCE AND GATE ALONG JOHN MUIR DRIVE.
- SHADED AREA IS RESERVED FOR THE EXCLUSIVE USE OF SFPUC STAFF. THE AREA IS ABOUT 280' X 75'.
- CONTRACTOR MUST ALLOW SFPUC STAFF FULL USAGE OF THE (E) ACCESS GATE AT ALL TIMES.



LEGEND

- EXISTING SURVEY CONTROL POINT
- EDGE OF WATER
- EDGE OF WETLAND (FEDERAL)
- LIMITS OF WORK/WILDLIFE EXCLUSION FENCING
- (E) 6" THICK GRAVEL SURFACE
- WETLAND (DO NOT DISTURB)



EXISTING SITE LAYOUT
1" = 50'

REFERENCES
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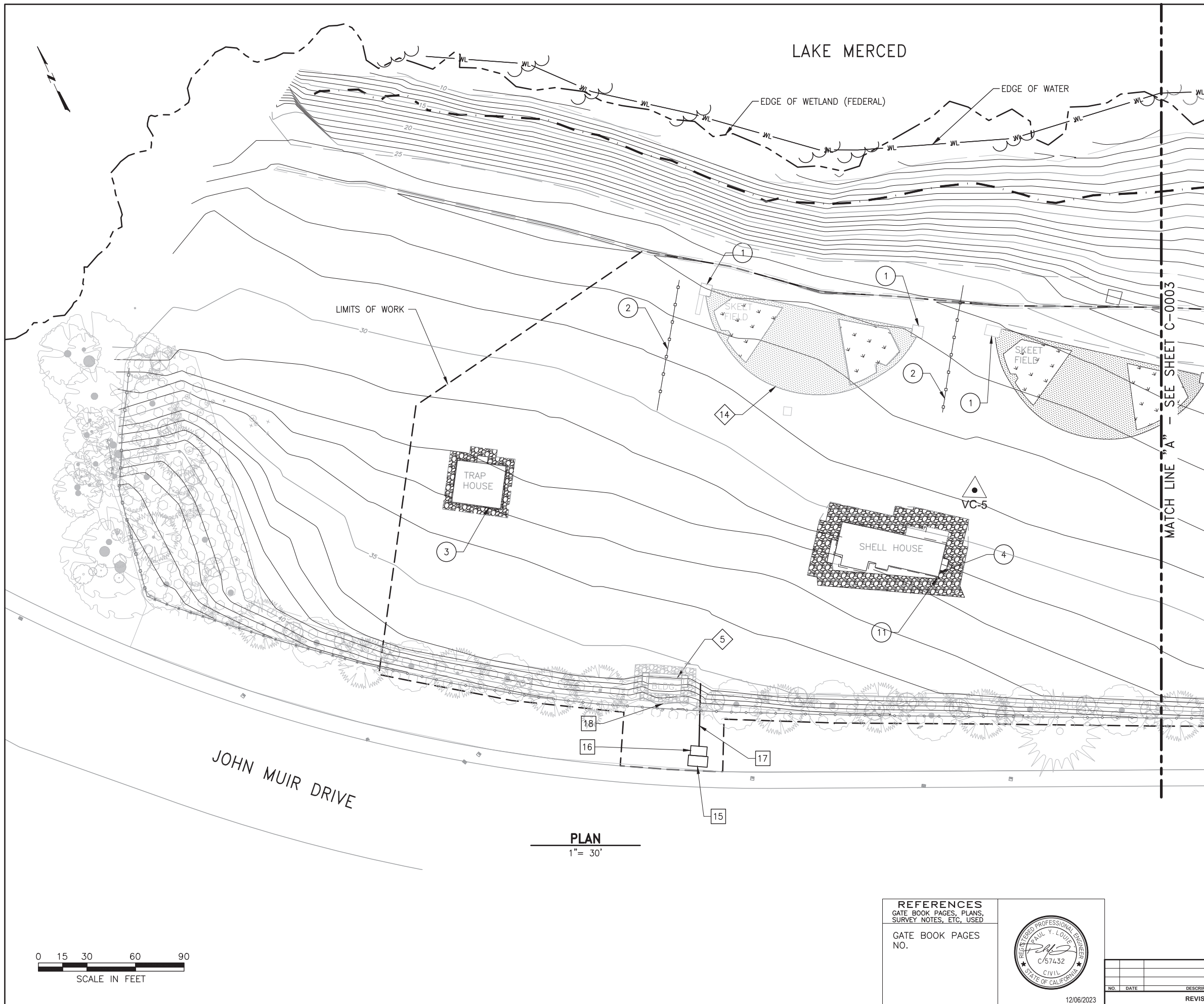
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CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE PHASE 2

EXISTING SITE LAYOUT

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED		APPROVED	
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-0001	DRAWING / FILE NO.	E-34795
		REVISION NO.	0



LEGEND

- ◊ ITEMS TO BE PROTECTED
- ITEMS TO BE DEMOLISHED/REMOVED
- ITEMS TO BE INSTALLED
- ① REMOVE HIGH/LOW HOUSE AND ITS FOUNDATION
- ② REMOVE WOOD FENCE AND CONCRETE FOUNDATIONS
- ③ REMOVE TRAP HOUSE AND CONCRETE FOUNDATION
- ④ REMOVE SHELL HOUSE AND CONCRETE FOUNDATION
- ⑤ PRESERVE AND PROTECT RESTROOM BLDG
- ⑥ REMOVE RIFLE RANGE BLDG AND CONCRETE FOUNDATION
- ⑦ REMOVE 3-CAR GARAGE AND CONCRETE FOUNDATION
- ⑧ REMOVE BBQ SHED AND CONCRETE FOUNDATION
- ⑨ REMOVE CARETAKER'S HOUSE AND CONCRETE FOUNDATION
- ⑩ REMOVE CLUBHOUSE AND CONCRETE FOUNDATION
- ⑪ REMOVE LIGHT POLE AND CONCRETE FOUNDATION
- ⑫ REMOVE BENCHES AND CONCRETE FOUNDATION
- ⑬ REMOVE TREES
- ◊⑭ EXISTING SKEET FIELD #4 WITH DESSICATED GRANITE SURFACE TO BE PRESERVED AND PROTECTED. SURROUND FIELD WITH ORANGE WILDLIFE EXCLUSION FENCING.
- ⑮ CITY TO INSTALL NEW WATER METER AT APPROXIMATE LOCATION
- ⑯ INSTALL NEW REDUCED PRESSURE BACKFLOW PREVENTER AND CONNECT EXISTING RESTROOM TO NEW METER. REFER TO DRAWING M-5001 FOR DETAILS
- ⑰ BURY AND CONNECT NEW 1" WATER LINE TO EXISTING BURIED PIPE FROM RESTROOM.
- ⑱ LOCATE AND RECONNECT (E) SEWER STUB TO SYSTEM.

NOTES:

1. SEE PLAN NO. G-0001 FOR GENERAL NOTES.
2. SEE PLAN NO. G-0002 ABBREVIATIONS AND LEGEND.
3. SEE C-5001 FOR EXCAVATION DETAILS AROUND THE STRUCTURES TO BE DEMOLISHED.
4. ASSUME ALL (E) STRUCTURES HAVE A 12" THICK STEEL REINFORCED MAT FOUNDATION U.O.N.
5. REMOVE TREE AND/OR STUMP. GRIND STUMPS TO 2'-0" BELOW GRADE AND BACKFILL WITH ENGINEERED FILL SUCH THAT THE NEW SURFACE IS FLUSH WITH SURROUNDING SURFACE. SEE SPECIFICATION SECTION 02 41 00.
6. SEE C-5002 AND C-5003 FOR PHOTOS OF (E) BUILDINGS TO BE DEMOLISHED.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
 PHASE 2

DEMOLITION PLAN
SHEET 1 OF 2

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	

PLAN NO. **C-0002** DRAWING / FILE NO. **E-34796** REVISION NO. **0**

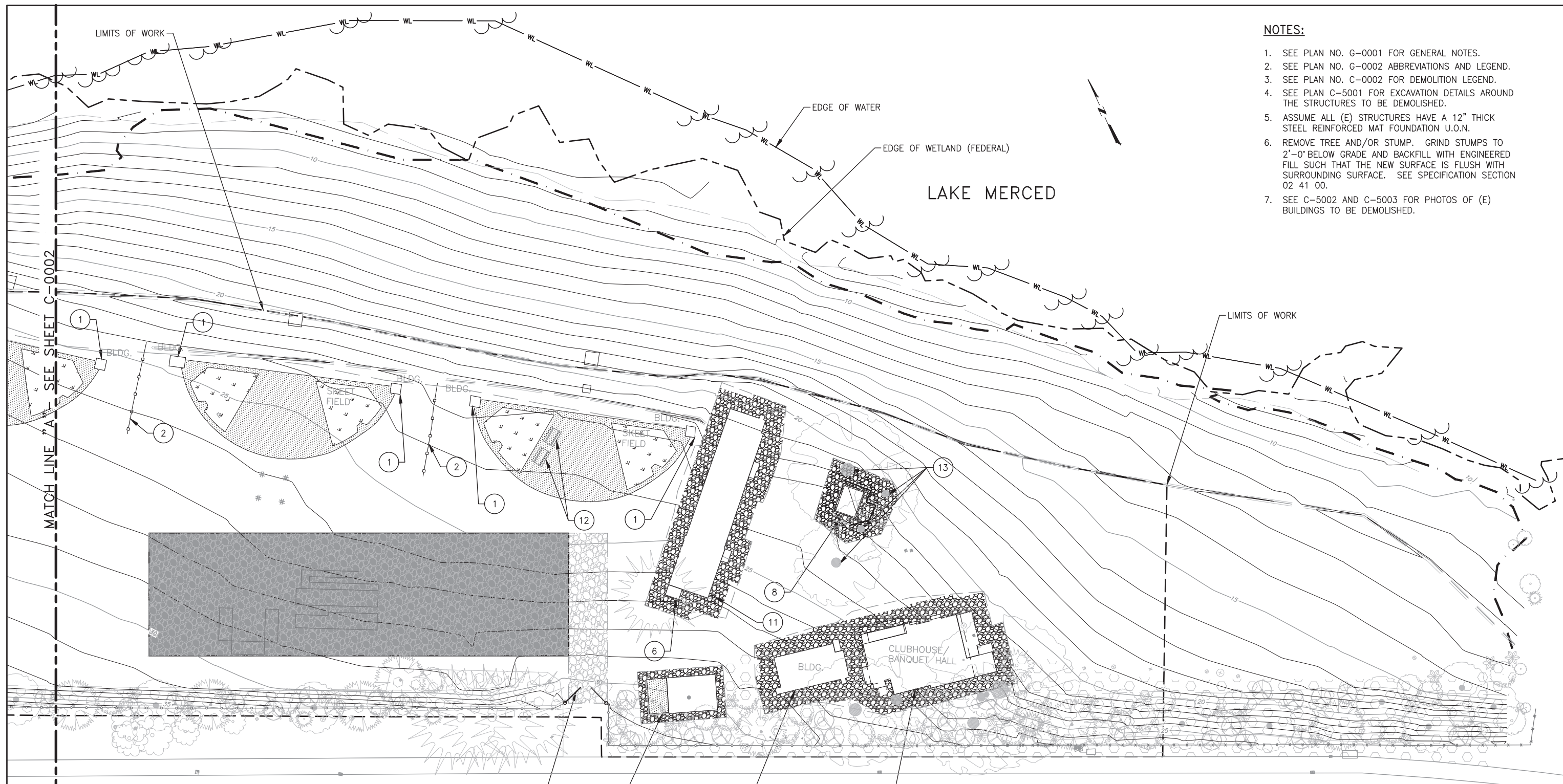
REFERENCES
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 SURVEY NOTES, ETC., USED

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- NOTES:**
1. SEE PLAN NO. G-0001 FOR GENERAL NOTES.
 2. SEE PLAN NO. G-0002 ABBREVIATIONS AND LEGEND.
 3. SEE PLAN NO. C-0002 FOR DEMOLITION LEGEND.
 4. SEE PLAN C-5001 FOR EXCAVATION DETAILS AROUND THE STRUCTURES TO BE DEMOLISHED.
 5. ASSUME ALL (E) STRUCTURES HAVE A 12" THICK STEEL REINFORCED MAT FOUNDATION U.O.N.
 6. REMOVE TREE AND/OR STUMP. GRIND STUMPS TO 2'-0" BELOW GRADE AND BACKFILL WITH ENGINEERED FILL SUCH THAT THE NEW SURFACE IS FLUSH WITH SURROUNDING SURFACE. SEE SPECIFICATION SECTION 02 41 00.
 7. SEE C-5002 AND C-5003 FOR PHOTOS OF (E) BUILDINGS TO BE DEMOLISHED.

MATCH LINE "A" - SEE SHEET C-0002

JOHN MUIR DRIVE

(E) ACCESS GATE

PLAN
1" = 30'



REFERENCES
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ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

DEMOLITION PLAN
SHEET 2 OF 2

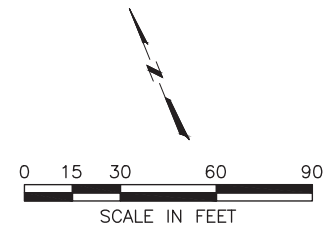
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SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
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PLAN NO.	C-0003	DRAWING / FILE NO.	E-34797
		REVISION NO.	0

LAKE MERCED

JOHN MUIR DRIVE

PLAN

SCALE: 1" = 30'



REFERENCES
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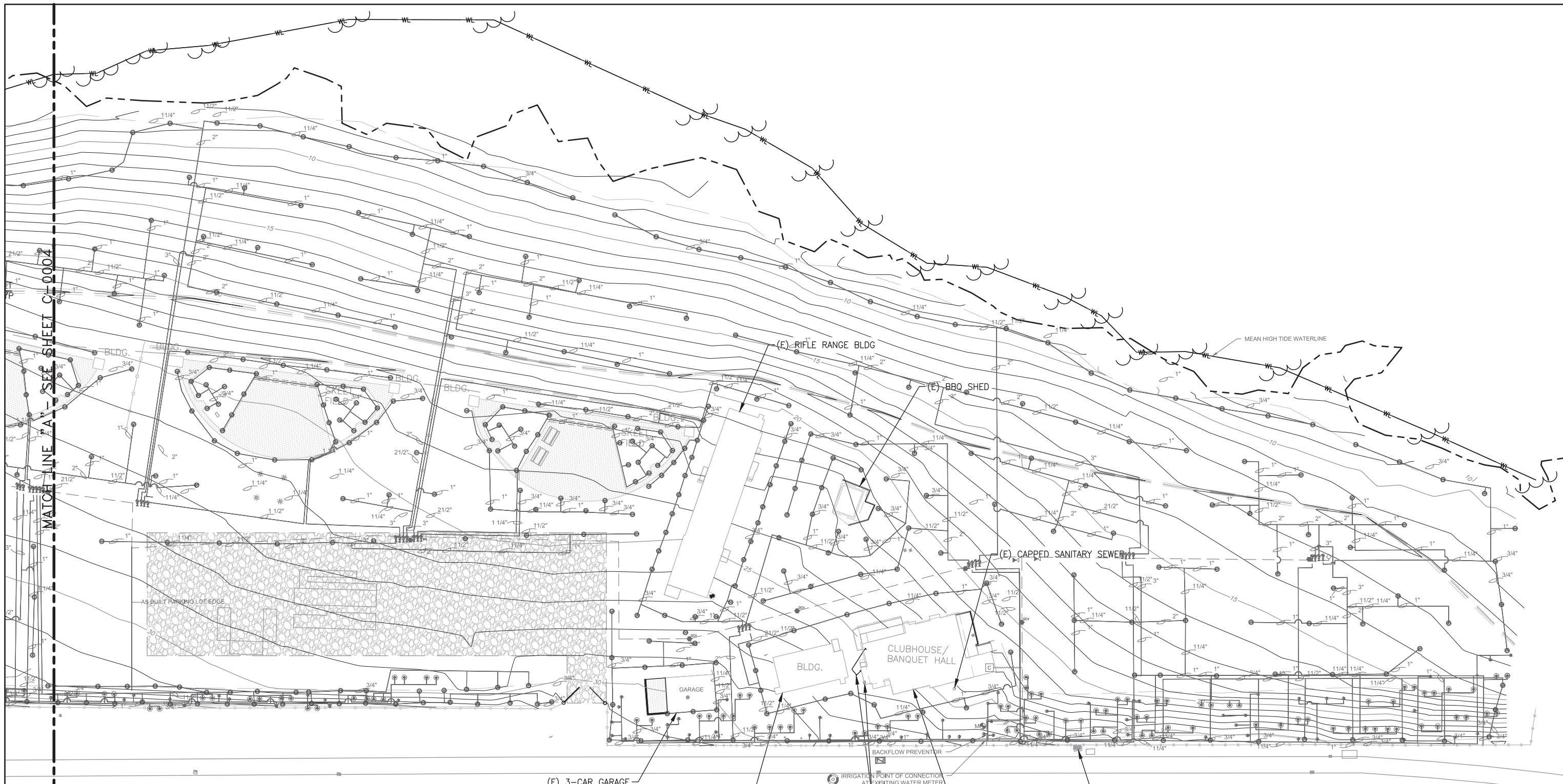
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CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
 PHASE 2

EXISTING UTILITIES AND IRRIGATION PLAN
 SHEET 1 OF 2

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
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PLAN NO.	C-0004	DRAWING / FILE NO.	E-34798
		REVISION NO.	0



MATCH LINE A - SEE SHEET C-0004

JOHN MUIR DRIVE

(E) 3-CAR GARAGE

(E) CARETAKER'S HOUSE

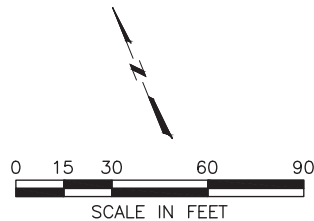
(E) CAPPED GAS LINE

(E) CLUBHOUSE

(E) UTILITY BOX

PLAN

1" = 30'



REFERENCES
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PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

EXISTING UTILITIES AND IRRIGATION AND PLAN
SHEET 2 OF 2

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023

APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
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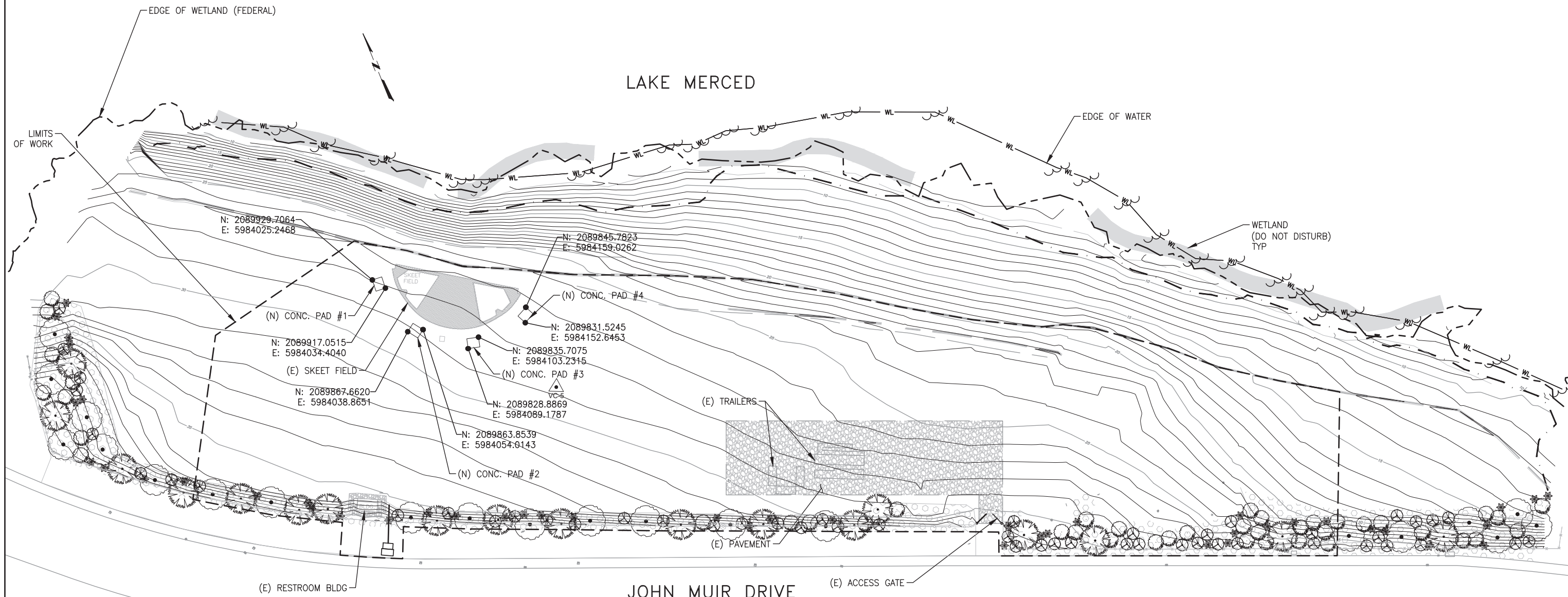
DRAWING / FILE NO.
C-0005

E-34799

REVISION NO.
0

NOTES:

1. IDENTIFIED CONCRETE PAD CORNERS ARE OPPOSITE FROM EACH OTHER. CONTRACTOR MUST STAKE OUT THE FOUR CORNERS AND OBTAIN PERMISSION FROM THE CITY REPRESENTATIVE PRIOR TO EXCAVATION.



LEGEND

- EXISTING SURVEY CONTROL POINT
- EDGE OF WATER
- EDGE OF WETLAND (FEDERAL)
- LIMITS OF WORK
- (E) GRAVEL SURFACE
- WETLAND (DO NOT DISTURB)
- CONCRETE PAD



NEW SITE LAYOUT

1" = 50'

REFERENCES
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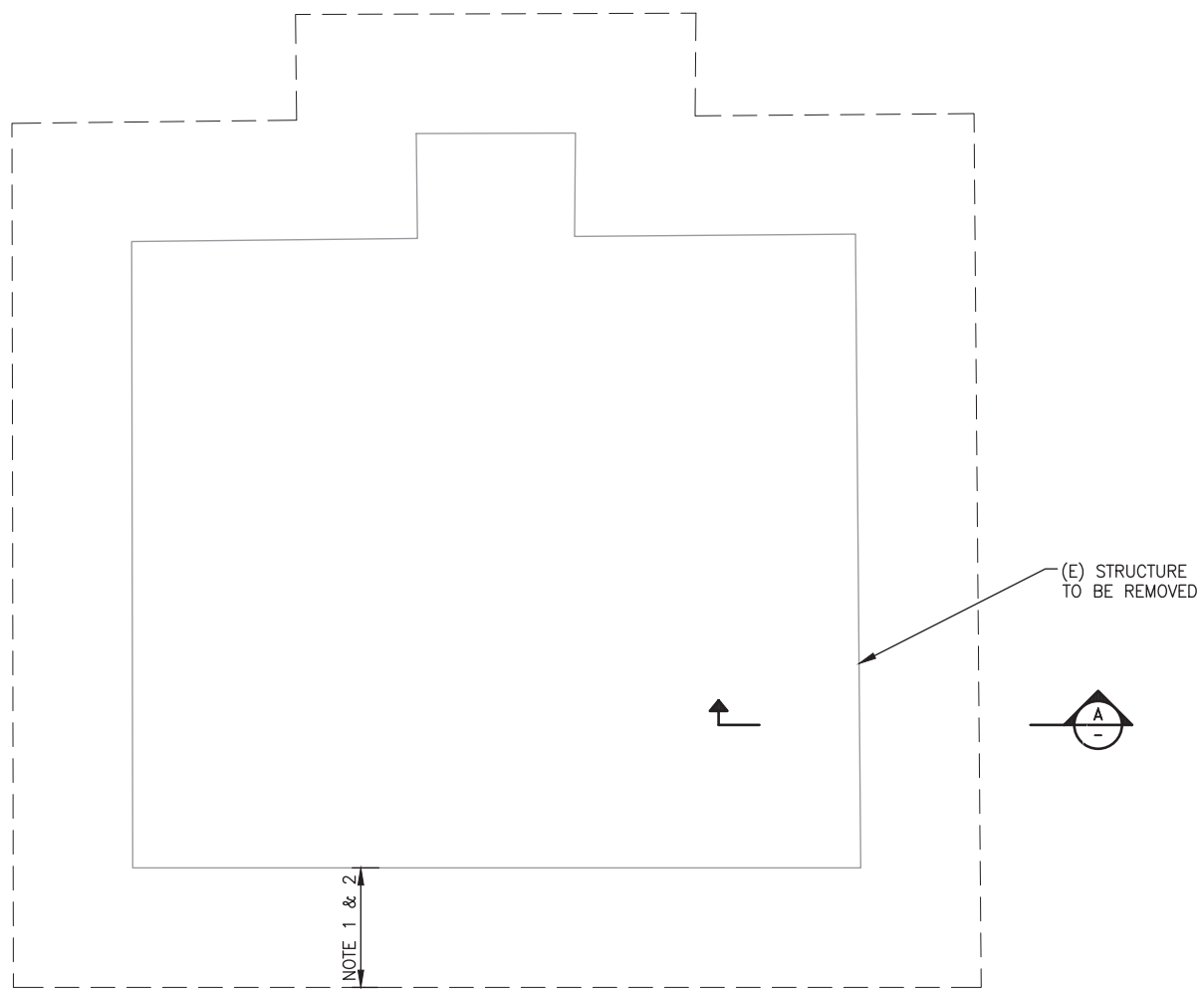
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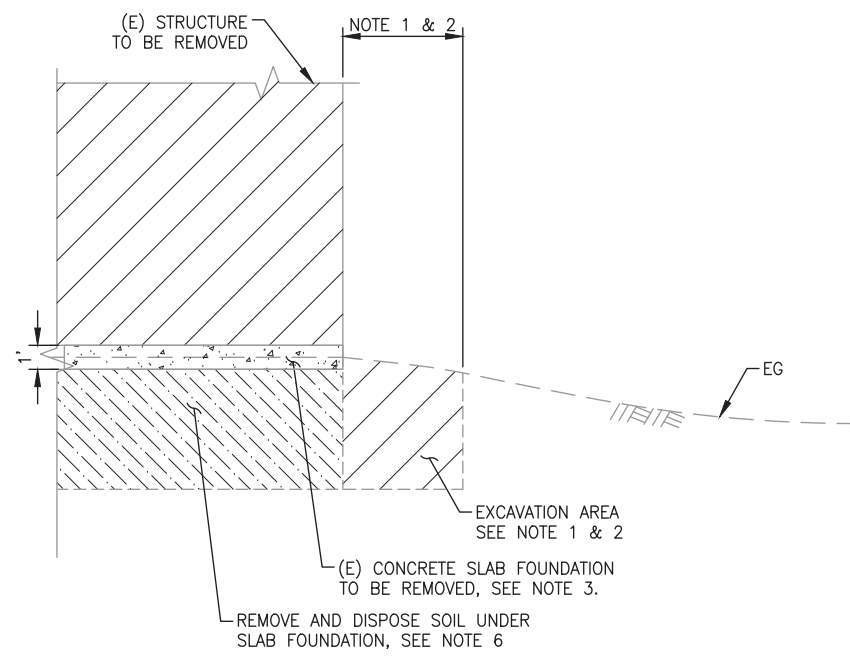
SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

FINAL SITE LAYOUT

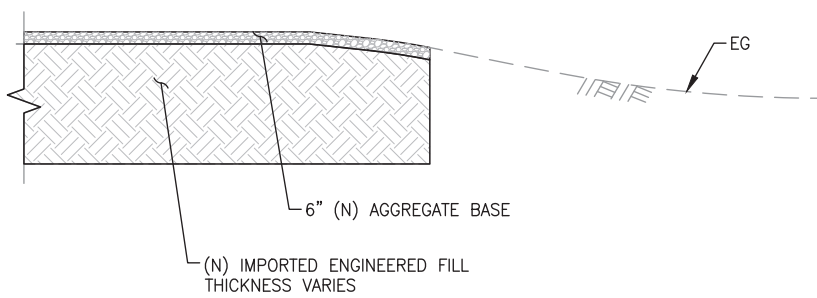
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SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-1001	DRAWING / FILE NO.	E-34799.1
		REVISION NO.	0



DETAIL 1
1/4"=1'-0"



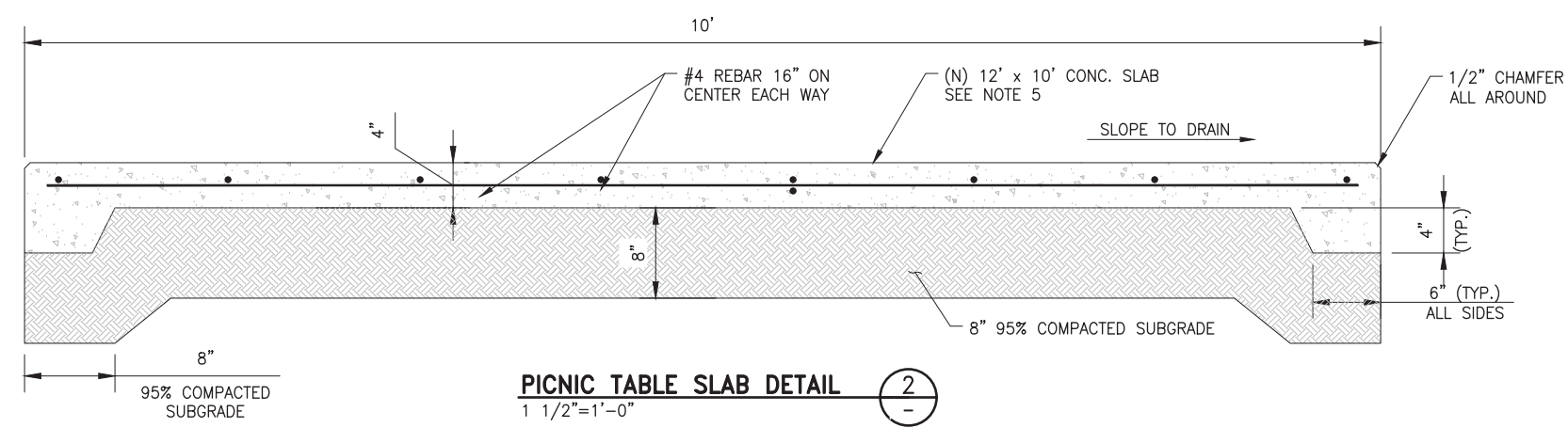
EXISTING SECTION A
1/4"=1'-0"



NEW SECTION A
1/4"=1'-0"

NOTES:

- REMOVE AND PROPERLY DISPOSE SOIL WITHIN 5 FEET (AND DEPTH AS SPECIFIED) OF THE FOLLOWING STRUCTURES AND UNDER THE STRUCTURES:
 - (E) TRAP HOUSE (TO 0.5' BELOW SLAB)
 - (E) 3-CAR GARAGE (TO 2.5' BELOW SLAB)
- REMOVE AND PROPERLY DISPOSE SOIL WITHIN 10'-0" (AND DEPTH AS SPECIFIED) OF THE FOLLOWING STRUCTURES AND UNDER THE STRUCTURES:
 - (E) SHELL HOUSE (TO 1' BELOW SLAB)
 - (E) CARETAKER'S HOUSE (TO 3' BELOW SLAB)
 - (E) CLUBHOUSE (TO 3' TO BELOW SLAB)
 - (E) BBQ SHED (TO 3.5' TO BELOW SLAB)
 - (E) RIFLE RANGE BUILDING (TO 4' BELOW EXISTING GRADE)
- ASSUME ALL (E) STRUCTURES HAVE A 12" THICK STEEL REINFORCED MAT FOUNDATION EXCEPT FOR RIFLE RANGE. RANGE BUILDING SUPPORTED ON 12"x12" CONCRETE FOOTINGS.
- IMPORT CLEAN ENGINEERED FILL. BACKFILL THE VOID CREATED BY THE EXCAVATION ACTIVITIES UP TO WITHIN 6" OF THE SURROUNDING AREA. IMPORT (N) AGGREGATE BASE TO BACKFILL THE REMAINING (TOP) 6".
- CONCRETE PICNIC TABLE SLABS MUST BE BUILT USING FORMS.
- (E) SOIL UNDER BUILDINGS/STRUCTURES ARE EXPECTED TO BE CONTAMINATED. SOIL MUST BE HANDLED AS HAZARDOUS WASTE; THEREFORE, THE SOIL MUST BE PROPERLY CHARACTERIZED AND CLASSIFIED WITH CHEMICAL TESTING. SOIL MUST BE LEGALLY DISPOSED.
- COMPACT (N) ENGINEERED FILL AND AGGREGATE BASE TO 85% OF MAXIMUM COMPACTION.



PICNIC TABLE SLAB DETAIL 2
1 1/2"=1'-0"

REFERENCES
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INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE PHASE 2

EXCAVATION DETAILS

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-5001	DRAWING / FILE NO.	E-34800
		REVISION NO.	0



CLUBHOUSE (1)
NOT TO SCALE



CARETAKERS HOUSE (2)
NOT TO SCALE



RIFLE RANGE BUILDING (3)
NOT TO SCALE



THREE-CAR GARAGE (4)
NOT TO SCALE

NOTES:

- SEE SPECIFICATIONS FOR ADDITIONAL PHOTOGRAPHS.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

EXISTING BUILDING PHOTOS 1

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-5002	DRAWING / FILE NO.	E-34801
		REVISION NO.	0

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC., USED

GATE BOOK PAGES
NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED



HIGH/LOW HOUSE AND WOOD FENCE (TYP) (1)
NOT TO SCALE



TRAP HOUSE (2)
NOT TO SCALE



SHELL HOUSE (3)
NOT TO SCALE



BBQ SHED (4)
NOT TO SCALE

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL PHOTOGRAPHS.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

EXISTING BUILDING PHOTOS 2

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Woy</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-5003	DRAWING / FILE NO.	E-34802
		REVISION NO.	0

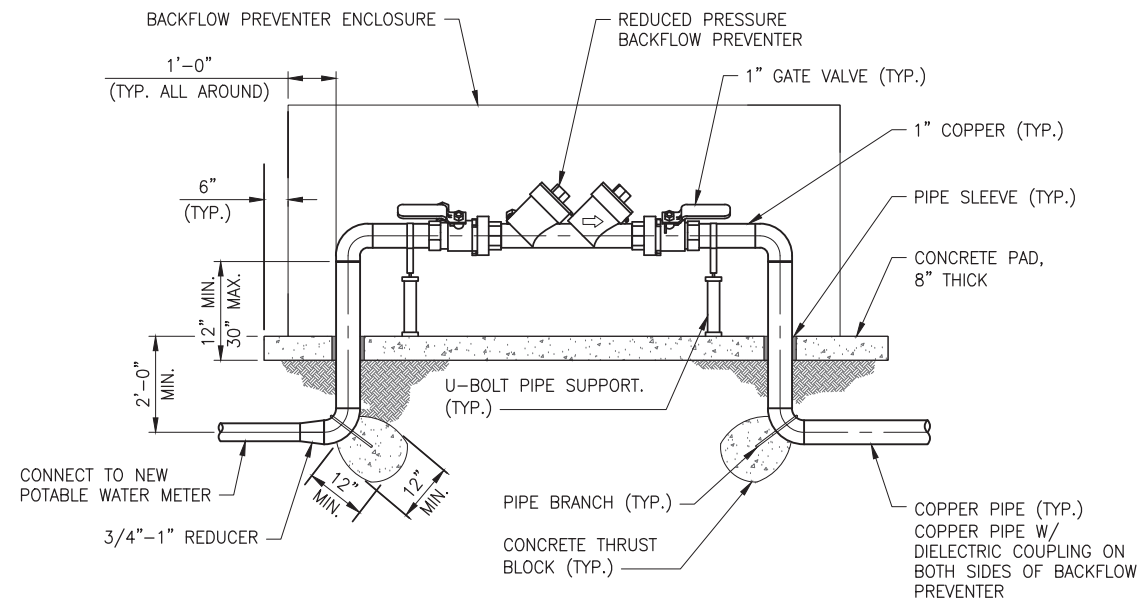
REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC., USED

GATE BOOK PAGES
NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPRD
REVISIONS				



BACKFLOW PREVENTER INSTALLATION (TYP.) 1
 N.T.S. C-0002

GENERAL NOTES:

1. REFER TO DIVISION 22 FOR PLUMBING SPECIFICATIONS REGARDING PIPE MATERIAL, VALVES AND REDUCED PRESSURE BACKFLOW PREVENTER.
2. VERIFY AT PROJECT SITE, EXACT SIZE, LOCATION, AND CLEARANCE OF EXISTING SERVICES.
3. VERIFY EXACT-INVERT ELEVATION OF POINTS OF CONNECTION TO EXISTING SERVICES PRIOR TO INSTALLATION OF NEW BRANCH, MAIN, OR SERVICE RELOCATION.
4. UPON REMOVAL OF EXISTING FIXTURES, REMOVE CONNECTED BRANCH PIPING AND CAP AT MAIN.
5. INSTALL PIPING TO BEST SUIT FIELD CONDITIONS AND COORDINATE WITH THE WORK OF OTHER TRADES. THE DRAWING ARE DIAGRAMMATIC AND SHALL NOT BE SCALED FOR EXACT LOCATIONS.
6. FOR ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. ANY SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
7. FOR THE CONCRETE PAD, INSTALL #4 GRADE 60 STEEL REINFORCEMENT 12" ON CENTER EACH WAY. MUST PROVIDE 2 INCHES CLEAR FROM BOTTOM FACE. ADD 1" CHAMFER ON ALL TOP EDGES.
8. BACKFLOW PREVENTER TO BE INSTALLED DOWNSTREAM OF NEW POTABLE METER. NEW POTABLE WATER METER TO BE INSTALLED BY THE CITY. PROVIDE COPPER UNION FITTINGS UPSTREAM AND DOWNSTREAM OF THE BACKFLOW PREVENTER.
9. TAPE WRAP: ALL EMBEDDED AND BURIED STAINLESS STEEL, BRONZE, BRASS AND COPPER PIPING SHALL BE WRAPPED WITH 10 MIL PVC TAPE WITH A 50 PERCENT OVERLAP, UNLESS OTHERWISE NOTED.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
 PHASE 2**

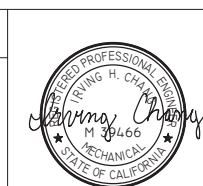
MECHANICAL DETAIL

CHECKED / APPROVED	PL	DRAWN	FOG
SECTION MANAGER	NG	DESIGNED	PM
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	

PLAN NO. **M-5001** DRAWING / FILE NO. **E-34803** REVISION NO. **0**

REFERENCES
 GATE BOOK PAGES, PLANS,
 SURVEY NOTES, ETC., USED

GATE BOOK PAGES
 NO.



1/2/2024

NO.	DATE	DESCRIPTION	BY	APPRD
REVISIONS				

BRIEF(S) SUBMITTED BY APPELLANT(S)

SPEAK SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE

1329 7th Avenue, San Francisco, CA 94122-2507

March 28, 2024

Delivered Electronically

President Jose Lopez and Commissioners
San Francisco Board of Appeals
49 South Van Ness, Suite 1475 (14th Floor)
San Francisco, CA 94103

Re: Appellant Brief in Support of Appeal No: 24-013
Project: 520 John Muir Drive "Lake Merced West" Project
Determination Type: Review of Coastal Zone Permit per PC §330.5.1(b)
BOA Hearing Date: April 17, 2024

Dear President Lopez and Commissioners:

When filing any appeal, SPEAK's overarching goal is to hold departments, boards and commissions accountable.

INTRODUCTION

The back story for this appeal began on September 18, 2023. Based on the Planning Department's response to a public records request, SPEAK has learned a meeting occurred on that date among SF Planning officials and senior staff of the California Coastal Commission. Attending the meeting for SF Planning were the Planning Director, the Director of Current Planning, the Zoning Administrator and staff.

This meeting is significant, because of later comments by the Planning Director. At a Planning Department Housing Element event in Golden Gate Park on November 15, 2023, the Planning Director confirmed to SPEAK's President that during the September 18, 2023 meeting, the Planning Director told the Coastal Commission staff that the Planning Department viewed Coastal Commission requirements as bureaucratic and a waste of time. SPEAK strongly disagrees with the Planning Director's improper comments.

Fast forward to January 25th of 2024 when this Coastal Zone Permit was heard at the Planning Commission. It was agenda item #5 on the Consent Calendar, but it should have appeared on the Regular Calendar in that this is not a routine matter.

The item was severed from the Consent Calendar on SPEAK's request. Staff stated that the Coastal Zone Permit had been placed on the Consent Calendar because the environmental impact report had already been certified which was irrelevant to consideration of a Coastal Zone Permit.

PLANNING DEPARTMENT'S PATTERN OF OBFUSCATION

The Planning Department's placing this matter on the Consent Calendar mirrors an ongoing pattern of conflating and lack of compliance by the Planning Department. The Department continues to conflate CEQA and the Coastal Act even though they are under different sections of the California Public Resources Code and, therefore, under different jurisdictions.

The EIR is Motion No. 21226, and the Coastal Zone Permit is Motion No. 21496. The Department repeatedly uses the phrase "on balance" in its preparation of draft findings. Even though this phrase applies to CEQA, it has no relevance in the Coastal Act or Local Coastal Program (LCP). The Department continues to conflate the current Planning Code with sections of the Planning Code contained in the Local Coastal Program (LCP) which was certified in 1986. The Department continues to state that the Western Shoreline Area Plan is the Local Coastal Program when, in fact, it is one of four components of the Local Coastal Program.

PLANNING DEPARTMENT CONFLATES TWO DIFFERENT SITES



The 520 John Muir Drive site is part of the larger Lake Merced West Project

For this project, the Department also conflates two different sites. The 520 John Muir Drive site herein is the former location of the Pacific Rod and Gun Club which was a 501(c) 4 charitable trust with EIN 94-0744854.

Yet **Finding #7** of the Coastal Zone Permit regarding General Plan Compliance refers to **Policy 5.4** of the Western Shoreline Area Plan which states:

"As it becomes obsolete, replace the police pistol range on the southerly side of South Lake with recreational facilities."

[Exhibit A, p. 4, pdf page 17]

[Exhibit A: "Planning Commission Motion #21496 - Coastal Zone Permit attached hereto and incorporated by reference]



The police pistol range is at 700 John Muir Drive, not 520 John Muir Drive and is unrelated.

The police pistol range is located at 700 John Muir Drive, not 520 John Muir Drive. The SF Police Department is a City department. The police pistol range is under the jurisdiction of the Police Code, Chapter 1, Article 18. This project does not involve the police pistol range at 700 John Muir Drive.

PLANNING'S LACK OF TRANSPARENCY ABOUT LAKE MERCED WEST PROJECT

The Coastal Zone Permit application attempts to obscure the fact that this project is Phase 1 of the larger major proposed Lake Merced West Project which would completely change the use and appearance of Lake Merced forever. The permit holder's attempt to obscure this fact is evidenced by the lack of a project title in the Planning Department's Executive Summary and Draft Motion.

[Exhibit B: Planning Department's Executive Summary, Draft Motion, Plans and Renderings, EIR, Project Sponsor Brief "Memorandum attached hereto and incorporated by reference]

The Planning Department's Executive Summary states:

“The project does not propose any new structures or change of use at the project site.”

[Exhibit B, p. 2, pdf page 41]

This is highly misleading and this lack of full disclosure is questionable at best.

Phase 1 of the project herein includes demolition of structures, removal of upland vegetation and additional soil remediation. Phase 2 of the Lake Merced West project is SF Rec and Park’s redevelopment of the site. Phase 2 includes “natural grass sport field, picnic area, a boat launch, boathouse and boat storage area, a bird observation platform, a trail, bike facilities, a community garden, a restaurant, a new clubhouse, other buildings for operations and programming, and challenge courses” per the summary of Planning Department record number 2019-014146PRJ on the PIM.

Phase 2 is not referenced in either the Executive Summary or the Draft Motion prepared for the Planning Commission. It is apparent that the project herein is only Phase 1 from a half-page “Memorandum” prepared by the SF PUC as its Project Sponsor Brief which is the last page of the packet.

MOST OF PHASE 1 ALREADY COMPLETED

Another instance of Planning’s lack of full disclosure is that the reason the application states the project is only three months is that most of the project was conducted in 2013 under different record numbers. There was massive soil remediation of this site from 2013 to 2016 under Planning Department record numbers. 2013.1220 and 2013.1220E. There has been no water remediation nor is there an apparent plan for water remediation even though the Club's skeet and trap shooting activities have clearly impacted Lake Merced. This was confirmed by Planning’s environmental planner Julie Moore during the Planning Commission’s March 31, 2022 hearing on the draft EIR for the Lake Merced West Project. The only reference to water contamination in the documents prepared for the Planning Commission for this Coastal Zone Permit heard on January 25, 2024 is in the SFPUC's Project Sponsor Brief which states:

"During these activities, lead shotgun pellets and other debris fell onto the site and into the lake."

[Exhibit B, p. 38, pdf page 77]

The Project Sponsor Brief also states:

"After the Gun Club vacated the site, the SFPUC implemented the Pacific Rod and Gun Club Upland Soil Remediation Action Project (The Soil Remediation Project) which included soil remediation in portions of the site, under the oversight of the San Francisco Bay Regional Water Quality Control Board (Regional Board)."

[Exhibit B, p. 38, pdf page 77]

However, it should be noted that the Coastal Commission retains original jurisdiction over the waters of Lake Merced as indicated by the Coastal Zone map

[Exhibit C: Coastal Zone Map attached hereto and incorporated by reference].

GROUNDINGS FOR APPEAL OF COASTAL ZONE PERMIT

Motion #21496 is one of a series of Coastal Zone Permits the Planning Commission has improperly approved without the City first amending the entire San Francisco Local Coastal Program including the Western Shoreline Area Plan and securing Coastal Commission certification.

Amending the entire Local Coastal Program is an involved public process with input from multiple stakeholders. Instead, the Planning Department and Planning Commission are once again putting the cart before the horse. "SPEAK" -Sunset Parkside Education and Action Committee ("Appellant") appeals the Coastal Zone Permit approved by the Planning Commission on January 25, 2024 as Motion #21496 (Record No. 2019-014146CTZ) and the Coastal Zone Permit application – 520 John Muir Drive.

[Exhibit D: Coastal Zone Permit application attached hereto and incorporated by reference].

Appellant respectfully requests that this Board reverse the Planning Commission's decision and deny the approved Coastal Zone Permit. Appellant requests reversal and denial of the permit for the following reasons:

- 1) The Planning Commission erred in approving the Coastal Zone Permit in that the permit and application are not consistent with the Local Coastal Program of which the Western Shoreline Area Plan is one component.
 - 2) The Planning Commission erred in its findings that:
 - A) “the project is consistent with the relevant provisions of the Planning Code”
 - B) “the Local Coastal Program shall be the Western Shoreline Area Plan”
 - C) “the project is consistent with the objectives and policies of the Western Shoreline Area Plan.”
- For these reasons, the Planning Commission approved the Coastal Zone Permit in error and this Board must reverse.

BOARD OF APPEALS AUTHORITY

Planning Code §330.5.1(b), provides that the Board of Appeals shall review all appeals of coastal zone permit applications. This code section is also part of the Coastal Zone Permit Review Procedures component of the San Francisco Local Coastal Program (LCP) certified by the California Coastal Commission as provided for by the California Coastal Act which is codified in the California Public Resources Code §30108.6, §30355, §30403 and §30500-§30526.

STANDARD OF REVIEW

Planning Code §330.5.1(b), included in the Coastal Zone Permit Review Procedures component of the certified Local Coastal Program, provides that the Board of Appeals shall review all appeals of coastal zone permit applications “for consistency with the requirements and objectives of the San Francisco Local Coastal Program.” Planning Code §330.5.2, also in the Coastal Zone Permit Review Procedures component of the certified Local Coastal Program, provides that the Board of Appeals shall adopt factual findings that the project is consistent or not consistent with the Local Coastal Program.

LOCAL COASTAL PROGRAM AND CALIFORNIA COASTAL ACT

The Legislature passed the California Coastal Act of 1976 to protect coastal resources and maximize public access to the shoreline. The act made the Coastal Commission a permanent state agency with broad authority to regulate development within a defined coastal zone. The Coastal Act provides for the Coastal Commission's certification of local coastal programs prepared by counties and cities located in whole or in part within the Coastal Zone. Coastal Act §30108.6 defines a local coastal program as: "a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level." All of these components other than the land use plan are collectively considered implementation components. The statute requires that each of these components be certified by the Coastal Commission before they become operative [Coastal Act §30501]. The Coastal Commission certified the San Francisco Local Coastal Program (LCP) on March 14, 1986.

The 4 certified LCP components include:

1) Coastal Zone Permit Review Procedures ***[Exhibit E: Coastal Zone Permit Review Procedures component of certified Local Coastal Program attached hereto and incorporated by reference]***

2) Neighborhood Commercial Rezoning with zoning sections of the Planning Code ***[Exhibit F: Neighborhood Commercial Rezoning component of certified Local Coastal Program attached hereto and incorporated by reference]***.

3) Variances section of the Planning Code ***[Exhibit G: Variances section of Planning Code component of certified Local Coastal Program attached hereto and incorporated by reference]***
and

4) Land use plan (amended on May 10, 2018). ***[Exhibit H: Land Use Plan/Western Shoreline Area Plan component of certified Local Coastal Program attached hereto and incorporated by reference]***

The Coastal Commission has certified only one amendment to San Francisco's Local Coastal Program. On May 10, 2018, the Coastal Commission certified an amendment only to the land use component of the Local Coastal Program. The amended land use plan component is also known as the Western Shoreline Area Plan which is part of San Francisco's General Plan. The Coastal Commission staff report for the May 10, 2018 hearing on the amendment states: "Commission staff have discussed the need for a full LCP update with the City. To be clear, however, this amendment is not that update."

San Francisco has since failed to update its Local Coastal Program, and therefore the Coastal Commission has not certified any additional amendments to the LCP which was originally certified on March 14, 1986. Accordingly, other components including the Neighborhood Commercial Rezoning, Coastal Zone Permit Review Procedures, and Variances section of the Planning Code certified by the Coastal Commission on March 14, 1986 remain components of San Francisco's current Local Coastal Program. Accordingly, applications for coastal zone permits must be consistent with the requirements and objectives of these certified LCP components.

Once a Local Coastal Program is certified by the Coastal Commission, original coastal zone permit jurisdiction resides with the local government. The exception is certain lands such as tidelands and submerged lands below the mean high tide for which the Coastal Commission retains original jurisdiction.

LACK OF CONSISTENCY WITH CERTIFIED LCP

The Coastal Zone Permit and CZP Application herein are Not Consistent with the Land Use Component of the Certified Local Coastal Program (Western Shoreline Area Plan) nor with the the three LCP implementation plan components of the Certified Local Coastal Program. The Coastal Zone Permit Review Procedures component of the certified Local Coastal Program sets out the statutory requirements for reviewing Coastal Zone Permit applications. Specifically, § 330.5.1 requires that the Planning Department review all Coastal Zone Permit applications for consistency with the requirements and objectives of the Local Coastal Program.

Further, **§ 330.5.2 provides that a Coastal Zone Permit shall be approved only upon findings of fact establishing that the project conforms to the requirements and objectives of the San Francisco Local Coastal Program.** Based on this statutory requirement, Finding #6 of the Coastal Zone Permit (Motion #21496) renders the permit defective on its face in that the finding erroneously states that “the Local Coastal Program shall be the Western Shoreline Area Plan” thereby limiting the finding of fact to consistency only with the land use plan component and not the entire certified Local Coastal Program which also includes three implementation components *[Exhibit A, p. 3, pdf page 17]*. It should be noted that the LCP implementation plan components contain numerous statutory requirements.

LACK OF CONSISTENCY WITH RELEVANT SECTIONS OF THE PLANNING CODE

Contrary to Finding #6 of the Coastal Zone Permit (Motion #21496), the project is not consistent with the relevant provisions of the Planning Code including P.C. § 330. P.C. § 330 (a) states: “The purpose of Sections 330 through 330.16 is to implement the process of reviewing projects within the Coastal Zone for consistency with the San Francisco Local Coastal Program as required by the California Coastal Act of 1976 as amended.” Therefore, the lack of consistency with the Local Coastal Program as outlined above also constitutes a lack of consistency with the Planning Code.

PLANNING COMMISSION’S FALSE FINDING:

“the Local Coastal Program Shall Be the Western Shoreline Area Plan.”

Finding #6 of the Coastal Zone Permit (Motion #21496) inaccurately states that “Pursuant to Planning Code Section 330.2, the Local Coastal Program shall be the Western Shoreline Area Plan, a part of the City’s General Plan” *[Exhibit A, p. 3, pdf page 17]*. This is a misleading statement at best in that P.C. § 330.2(d) states: “The “Local Coastal Program” shall be the San Francisco Western Shoreline Plan, a part of the City’s General Plan, and any of its implementation programs issue papers and any other documents certified by the California Coastal Commission.”

In fact, the Local Coastal Program includes three implementation components not included in Finding #6: Coastal Zone Permit Review Procedures, Neighborhood Commercial Rezoning with zoning sections of the Planning Code, and the Variances section of the Planning Code. This omission is glaring and convenient in that neither the Coastal Zone Permit application nor the permit itself is consistent with these implementation components.

LACK OF REQUIRED FINDING OF FACT IN COASTAL ZONE PERMIT

Planning Code § 330.5.2, also part of the Coastal Zone Permit Review Procedures component of the certified LCP, states:

“A Coastal Zone permit shall be approved only upon findings of fact establishing that the project conforms to the requirements and objectives of the San Francisco Local Coastal Program.” [Exhibit E, p. 8, pdf page 92]

There was no such finding of fact in that the Coastal Zone Permit (Motion #21496) states that the project is consistent only with the Western Shoreline Area Plan *[Exhibit A, p. 3, pdf page 17]*. and erroneously states that the Local Coastal Program “shall be” the Western Shoreline Area Plan even though the Western Shoreline Area Plan is but one component of the certified Local Coastal Program.

Accordingly, the Coastal Zone Permit was erroneously approved without a finding of fact establishing that the project conforms to the requirements and objectives of the entire Local Coastal Program in violation of P.C. § 330.5.2. Therefore, this permit must be denied as a matter of law.

BOARD OF APPEALS FACTUAL FINDINGS

Planning Code §330.5.1(b) of the Coastal Zone Permit Review Procedures of the certified LCP provides that the Board of Appeals shall review all appeals of coastal zone permit applications for consistency with the requirements and objectives of the San Francisco Local Coastal Program *[Exhibit E, p. 8, pdf page 92]*. Section §330.5.2 provides that the Board of Appeals shall adopt factual findings that the project is consistent or not consistent with the Local Coastal Program *[Exhibit E, p. 8, pdf page 92]*. For all of the reasons in this brief, this Board must adopt factual findings that the Coastal

herein are not consistent with the Coastal Zone Permit Review Procedures, Neighborhood Commercial Rezoning, and Land Use Plan/Western Shoreline Area Plan components of the certified Local Coastal Program.

CONCLUSION

Clearly, the Coastal Zone Permit application, the permit and project fail the Board's standard of review. This Coastal Zone Permit cannot be approved without first amending both the Western Shoreline Area Plan (land use plan) and the implementation components of the Local Coastal Program and securing Coastal Commission certification per § 330.5 (d)(2) of the Coastal Zone Permit Review Procedures. Accordingly, appellant respectfully requests that the Board of Appeals adopt factual findings that the Coastal Zone Permit application is not consistent with the certified Local Coastal Program.

Appellant further respectfully requests that the Board of Appeals uphold the appeal and overturn the Planning Commission's approval of the Coastal Zone Permit application in Motion #21496 (Record No. 2019-014146CTZ) and the Coastal Zone Permit application for 520 John Muir Drive and deny a Coastal Zone Permit for this project.

Respectfully submitted



Sunset Parkside Education and Action Committee ("SPEAK")
Eileen Boken, President

EXHIBITS

Table of Contents

Exhibit A: Planning Comm. Motion #21496-Coastal Zone Permit: **page 15**

Exhibit B: Executive Summary by Planning staff, Draft Motion with Plans and Renderings, EIR, “Memorandum” submitted as Project Sponsor Brief **page 40**

Exhibit C: Coastal Zone Map: **page 79**

Exhibit D: Coastal Zone Permit Application **page 81**

Exhibit E: Coastal Zone Permit Review Procedures component of certified LCP **page 85**

Exhibit F: Neighborhood Commercial Rezoning component of certified LCP: **page 103**

Exhibit G: Variance section of Planning Code component of certified LCP: **page 251**

Exhibit H: Land Use Plan/Western Shoreline Area Plan component- certified LCP: **page 253**

EXHIBIT A



PLANNING COMMISSION MOTION NO. 21496

HEARING DATE: JANUARY 25, 2024

Record No.: 2019-014146CTZ
Project Address: 520 John Muir Drive
Zoning: Public (P) Zoning District
OS - Height and Bulk District
Block/Lot: 7283 / 004
Project Sponsor: San Francisco Public Utilities Commission
Obi Nzewi
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94103
Property Owner: City and County of San Francisco, San Francisco Public Utilities Commission
Staff Contact: Kurt Botn – (628) 652-7311
Kurt.Botn@sfgov.org

ADOPTING FINDINGS TO GRANT A COASTAL ZONE PERMIT PURSUANT TO PLANNING CODE SECTION 330 TO ALLOW THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) TO PERFORM SOIL REMEDIATION AND DEMOLISH SEVEN ONE-STORY STRUCTURES FOR THE LAKE MERCED WEST PROJECT ON APPROXIMATELY 11 ACRES. THE PROJECT SITE WAS PREVIOUSLY OPERATED BY THE PACIFIC ROD AND GUN CLUB LOCATED AT 520 JOHN MUIR DRIVE, BLOCK 7283 LOT 004 WITHIN THE P – PUBLIC ZONING DISTRICT, AND OS HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 14, 2023, Kathryn Miller of San Francisco Public Utilities Commission (hereinafter "Project Sponsor") filed Application No. 2019-014146CTZ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Coastal Zone Permit to allow soil remediation and the demolition of seven structures on an approximately 11 acre site previously occupied by the Pacific Rod and Gun Club that previously operated as a skeet and trap shooting facilities from 1934 to 2015 (hereinafter "Project") at 520 John Muir Blvd, Block 7283 Lot 004 (hereinafter "Project Site").

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq.) and Chapter 31 of the San Francisco

Administrative Code. The Final Environmental Impact Report for the Lake Merced West Project was certified by the San Francisco Planning Commission on January 12, 2023 (Planning Commission Motion No. 21226).

On January 25, 2024, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Coastal Zone Permit Application No. 2019-014146CTZ.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-014146CTZ is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Coastal Zone Permit as requested in Application No. 2019-014146CTZ, subject to the conditions contained in "EXHIBIT B" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposal is for the San Francisco Public Utilities Commission (SFPUC) project for the demolition of seven single-story structures and three former skeet fields onsite as well as remediation of contaminated soils beneath and around these structures. The approximately 11 acre site was previously operated by the Pacific Rod and Gun Club as a skeet and trap shooting facilities from 1934 to 2015 and Gun Club resulting in widespread lead and other contamination across the site. The buildings to be demolished include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures including, garage, a barbeque shed and three of the four skeet fields. The project does not propose any new structures or change of use at the Project Site.
- 3. Site Description and Present Use.** The subject property is an approximately 11-acre site on the North side of John Muir Drive, between Skyline Boulevard and Lake Merced Boulevard. The site is owned by the SFPUC but was developed in 1934 by the Pacific Rod and Gun Club as a skeet and trap shooting facility. There are five main buildings and three small ancillary buildings on the site lot. All of the buildings are single-story wood frame structures. The buildings include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures include a restroom building, garage and a barbeque shed. A surface parking lot was located at the southern portion of the subject property. Since its opening in 1934, the Pacific Rod and Gun Club occupied and operated at the existing site until 2015 when the SFPUC conducted the Upland Soil Remediation Project (soil remediation project) at the site. The soil remediation project resulted in removal of about 88,000 tons of contaminated materials from across the site. The site is currently closed to the public and used as a staging area.

4. **Surrounding Properties and Neighborhood.** The subject property is located within the P- Public Zoning District, OS Height and Bulk District, and Coastal Zone area. The immediate neighborhood's context is predominantly residential with two-to-seven story residential developments. Immediately to the south of the subject property is seven-story multi-unit residential buildings, and to north of the subject property is Lake Merced. Other zoning districts in the vicinity of the subject property include RM-2 (Residential-Mixed, Moderate Density), RH-1 (D) (Residential-House, One-Family-Detached) and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** Prior to submittal of the listed application, public meetings were held in accordance with CEQA and the CEQA Guidelines for the Recreation and Parks Department Lake Merced West Project, which includes the proposed building demolition and soil remediation. The Department held a public scoping meeting on June 23, 2021, to receive oral comments on the scope of the environmental review. The Department received approximately 80 comments during the public scoping period for the EIR. During the Draft EIR public review period, a public hearing was held before the Historic Preservation Commission on March 16, 2022, and before the San Francisco Planning Commission on March 31, 2022. During the Draft EIR public review period, approximately 90 written and oral comments were received; many of the comments expressed a desire for the EIR to evaluate a larger boathouse, which was addressed in the Final EIR. Public comment was also accepted at the EIR certification hearing on January 12, 2023, and generally expressed support for the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

The Project falls within the Coastal Zone Permit Area and is subject to Coastal Zone Permit Review pursuant to Planning Code Section 330. Pursuant to Planning Code Section 330.2, the Local Coastal Program shall be the San Francisco Western Shoreline Plan, a part of the City's General Plan. The project is consistent with objectives and policies of the Western Shoreline Plan as outlined in this motion.

7. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

ENVIRONMENTAL PROTECTION ELEMENT

Objectives and Policies

OBJECTIVE 3

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINE AREAS

Policy 3.1

Cooperate with and otherwise support regulatory programs of existing regional, State, and Federal agencies dealing with the Bay, Ocean, and Shorelines.

Policy 3.2

Promote the use and development of shoreline areas consistent with the General Plan and the best interest of San Francisco.

OBJECTIVE 7

ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO ARE USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.

Policy 7.1

Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element

WESTERN SHORELINE AREA PLAN

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

Objectives and Policies

OBJECTIVE 5

PRESERVE THE RECREATIONAL AND NATURAL HABITAT OF LAKE MERCED.

Policy 5.1

Preserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.

Policy 5.4

As it becomes obsolete, replace the police pistol range on the southerly side of South Lake with recreational facilities.

On balance, the Project is consistent with the Objectives and Policies of the General Plan and the Western Shoreline Area Plan. The site was previously used by the Pacific Rod and Gun Club and has been vacant since 2015. The Project does not propose any change of use or expansion. The soil remediation will be a benefit to the surrounding site and will remove potentially contained soil and debris from the Project Site. Thus, adding a public benefit to the surrounding area and ensuring the property disposal of potentially contaminated soils. The demolition of the existing seven recreational structures will remove dilapidated structures that are in disrepair. The project will not impede or intensify existing access to coastal zone areas. The projection of Project objectives are to complete contaminated soil remediation of the upland site areas prior to future site uses.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not remove or displace an existing neighborhood serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project includes few physical improvements, thus having virtually no impact on the neighborhood's built form.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located less than a block from the 58 bus line.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development and does not eliminate any industrial or service uses

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project does not include any structural or seismic improvements.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks. The buildings and skeet fields to be demolished are part of a historic landscape eligible for listing in the California and National registers. As discussed in the Statement of Overriding Considerations adopted by the Recreation and Parks Commission at the time of Project approval (January 19, 2023), after consideration of the FEIR and the evidence in the record, each of the specific overriding economic, legal, social, technological and other benefits of the Project independently and collectively outweighs the significant and unavoidable impact of demolition of the buildings and skeet fields at the Project Site. Required mitigation, including documentation and oral histories, has been completed or will be completed prior to demolition. The Project would support the expansion of the area for publicly accessible open space at Lake Merced, providing for a wide array of active and passive recreation uses and open space, improve public access to the waterfront, and provide connections to the regional hiking and biking trail system.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project fundamentally enhances the City's open space amenities. It does not propose any development that would inhibit the access to sunlight and vistas for existing parks and open space.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Coastal Zone Permit would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Coastal Zone Permit Application No. 2019-014146CTZ** subject to the following conditions attached hereto as "EXHIBIT B" in general conformance with plans on file, dated September 1, 2023, and stamped "EXHIBIT C", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Coastal Zone Permit to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave., Suite 1475, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 25, 2024.



Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2024.02.16 09:13:05 -08'00'

Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Imperial, Koppel, Moore

NAYS: None

ABSENT: Diamond

ADOPTED: January 25, 2024

EXHIBIT B

Authorization

This authorization is for a conditional use and coastal zone permit to allow a phased project of phase 1 consisting of the demolition of seven existing one-story, recreational buildings and three skeet shooting fields as well as remediation of contaminated soils beneath and around these structures, which were previously operated by the Pacific Rod and Gun Club that contained Public Facilities, for skeet and trap shooting land uses pursuant to Planning Code Sections 211.2, 303, and 330 within the P District, and a OS Height and Bulk District; in general conformance with plans, dated September 1, 2023, and stamped "EXHIBIT C" included in the docket for Record No. 2019-014146CTZ and subject to conditions of approval reviewed and approved by the Commission on January 25, 2024 under Motion No. 21496. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 25, 2024 under Motion No. 21496.

Printing of Conditions of Approval on Plans

The conditions of approval under the "Exhibit B" of this Planning Commission Motion No. 21496 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Coastal Zone Permit and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Coastal Zone Permit.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Parking and Traffic

- 6. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 7. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 8. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit B of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



San Francisco
**Water
Power
Sewer**

Services of the San Francisco Public Utilities Commission

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
WATER ENTERPRISE



**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

CONTRACT NO. WD-2903

DECEMBER 2023



12/05/2023

FOR THE SOLE USE OF THE DOCUMENT RECIPIENT
- DO NOT CITE, COPY, OR CIRCULATE WITHOUT
THE EXPRESS PERMISSION OF THE SFPUC.

AT THE TIME OF THE BID OPENING, THE CONTRACTOR SHALL POSSESS A
VALID CALIFORNIA CLASS A, GENERAL ENGINEERING CONTRACTOR'S LICENSE.

G-0000 E-34791

GENERAL NOTES:

1.1 DEFINITIONS

- A. OWNER: SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC)
- B. CITY REPRESENTATIVE: RESIDENT ENGINEER.
- C. CONSTRUCTION: ALL WORK SPECIFIED IN DRAWINGS, AND SPECIFICATIONS.
- D. WHEREVER THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" IS USED, THE SAME MUST APPLY TO SUBCONTRACTOR(S) WHERE APPLICABLE.

1.2 CODES, STANDARDS, AND REQUIREMENTS

- A. ALL WORK MUST CONFORM WITH THE LATEST EDITIONS OF THE PROJECT DRAWINGS, INCLUDING ALL REFERENCED CODES AND STANDARDS UNLESS OTHERWISE NOTED.
- B. THE DRAWING NOTES AND TYPICAL DETAILS MUST APPLY IN ALL CASES, UNLESS SPECIFICALLY STATED OR SHOWN OTHERWISE. THE CITY REPRESENTATIVE MUST APPROVE ALL CONSTRUCTION DEVIATIONS FROM THE DRAWINGS.
- C. ALL WORK MUST BE ACCOMPLISHED UNDER THE APPROVAL AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. ALL CONSTRUCTION MUST CONFORM TO THESE PLANS AND ACCOMPANYING SPECIFICATIONS AND SPECIAL PROVISIONS.
- D. THE CONTRACTOR MUST REPAIR OR REPLACE ALL EXISTING FACILITIES DAMAGED BY THE CONTRACTOR'S EQUIPMENT TO LIKE OR BETTER CONDITION AT NO ADDED COST TO THE CONTRACT UNLESS OTHERWISE NOTED. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION OF EXISTING FACILITIES FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS.
- E. THE CONTRACTOR MUST HAVE A RESPONSIBLE PARTY WHO MUST HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORK HOURS.
- F. THE CONTRACTOR MUST APPLY FOR, PAY, AND CONFORM TO ALL PERMITS REQUIRED (NOT PREVIOUSLY OBTAINED BY CITY REPRESENTATIVE) TO COMPLETE THE PROJECT AND MUST REQUEST AND RECEIVE ALL REQUIRED INSPECTIONS. A COPY OF PERMITS AND INSPECTION REPORTS MUST BE SUBMITTED TO THE CITY REPRESENTATIVE. COORDINATE WITH THE CITY REPRESENTATIVE TO IDENTIFY WHICH PERMITS ARE PREVIOUSLY OBTAINED BY THE CITY REPRESENTATIVE.
- G. FOR THE ENTIRE CONSTRUCTION DURATION, THE CONTRACTOR MUST ASSURE THE SAFETY OF ALL PERSONS AND PROPERTY AFFECTED BY CONTRACTOR'S WORK, INCLUDING ENFORCEMENT OF ALL APPLICABLE LOCAL STATE, FEDERAL LAW, AND REGULATIONS AND CITY REPRESENTATIVE REQUIREMENTS. THIS REQUIREMENT MUST APPLY CONTINUOUSLY AND NOT BE LIMITED TO CONTRACTOR'S WORKING HOURS DURING THE COURSE OF CONSTRUCTION.
- H. THE CONTRACTOR MUST BE RESPONSIBLE FOR WINTERIZING THE WORK SHOWN ON THE DRAWINGS INCLUDING EROSION AND SEDIMENT CONTROL AS DEFINED IN APPROVED STORM WATER POLLUTION PREVENTION PLAN.
- I. PROVIDE MITIGATION MEASURES TO PROTECT HEALTH AND PROPERTY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS, CODES, REGULATIONS.
- J. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND MUST NOTIFY THE CITY REPRESENTATIVE OF ANY DISCREPANCIES REQUIRING CORRECTIVE ACTION PRIOR TO PROCEEDING WITH WORK.
- K. CONTRACTOR MUST CONTACT USA NORTH 811 THE NATIONAL "CALL BEFORE YOU DIG" NUMBER FOR CALIFORNIA NORTH TO NOTIFY THEM OF PLANNED EXCAVATION ACTIVITIES PRIOR TO START OF WORK.
- L. ALL ON-SITE PERSONNEL MUST COMPLY WITH THE REQUIREMENTS OF STATE AND FEDERAL STANDARDS FOR HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE.

1.3 MAPPING AND RECORD DRAWINGS

- A. TOPOGRAPHIC SURVEY:
 - 1. PROJECT TOPOGRAPHIC DATUM:
HORIZONTAL DATUM: CALIFORNIA COORDINATE SYSTEM (NAD 83)

VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM
 - 2. TOPOGRAPHY SURVEY WAS COMPLETED BY PACIFIC ENGINEERING & CONSTRUCTION, INC. CONSULTING ENGINEER AND CONTRACTORS IN MARCH 2016.
- B. CONTRACTOR TO VERIFY SURVEY.

1.4 EXISTING UTILITIES AND STRUCTURES:

- A. CONTRACTOR IS RESPONSIBLE FOR COMPLETING UTILITY AND SITE FEATURE SURVEY, IDENTIFYING ANY CONFLICTS AND NOTIFYING THE CITY REPRESENTATIVE PRIOR TO COMMENCING ANY WORK. CONTRACTOR MUST PREPARE A PLAN THAT CONSIDERS MINIMIZING IMPACTS TO THE EXISTING IRRIGATION SYSTEM. SHOW WORK AREAS AROUND BUILDING AND TRAVEL PATHS. CONTRACTOR MUST CONFIRM LOCATION OF IRRIGATION SYSTEM.
- B. NOTIFY CITY REPRESENTATIVE AND APPROPRIATE UTILITIES IMMEDIATELY AFTER ANY UTILITY IS DAMAGED, AND/OR SERVICE IS DISRUPTED.
- C. SCHEDULE ANY UTILITY DISRUPTIONS, SHUTDOWNS OR RELOCATION WITH APPROPRIATE UTILITY AT LEAST 7 DAYS IN ADVANCE.
- D. CONTRACTOR MUST SALVAGE PRESERVE, STORE AND RESET ALL EXISTING D.O.I. FISH AND WILDLIFE SIGNAGE CURRENTLY ALONG PROPERTY LINE AFTER COMPLETION OF WORK IN ORIGINAL LOCATIONS AND AT ORIGINAL ELEVATIONS.

1.5 SITE CONTROLS

- A. CITY REPRESENTATIVE AND THE CONTRACTOR IDENTIFY AUTHORIZED STAGING AREAS PRIOR TO THE START OF WORK.
- B. THE CONTRACTOR MUST NOTIFY CITY REPRESENTATIVE OF ANY ACCIDENTS AND RELATED CLAIMS.
- C. THE CONTRACTOR MUST PROVIDE BARRICADES AND OTHER REQUIRED SECURITY MEASURES TO PREVENT UNAUTHORIZED SITE ACCESS IN CONSTRUCTION AREAS AND OTHER AFFECTED WORK ZONES. SITE CONTROLS MUST BE MAINTAINED THROUGHOUT ENTIRE DURATION OF CONSTRUCTION.
- D. THE CONTRACTOR MUST PROVIDE SITE SECURITY FOR THE FULL DURATION OF THE PROJECT CONSTRUCTION.
- E. THE CONTRACTOR IS BE RESPONSIBLE FOR ALL SITE CONSTRUCTION SURVEYING AND STAKING.
- F. FLAGGERS MUST BE LOCATED AT THE ENTRY AND EXIT LOCATIONS OF THE PROJECT SITE DURING DAILY CONSTRUCTION ACTIVITIES.

1.6 REMEDIATION COORDINATION

- A. APPROXIMATE EXCAVATION DIMENSIONS FOR THE INDIVIDUAL REMEDIATION AREAS HAVE BEEN ESTIMATED BASED ON RESULTS OF PREVIOUS SITE SOIL SAMPLING AND ANALYSIS. THIS INFORMATION IS PROVIDED TO THE CONTRACTOR AS A GUIDE IN PLANNING THE APPROACH TO EXCAVATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONTROL DEPTH AND EXTENT OF EXCAVATION IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS. ANY EXCAVATION PERFORMED BEYOND THE EXTENTS SHOWN HEREIN AND/OR NOT AGREED TO IN WRITING BY THE CITY REPRESENTATIVE FOR EACH REMEDIATION AREA WILL NOT BE COMPENSATED.

- B. ALL EXCAVATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) 29 CODE OF FEDERAL REGULATIONS (CFR) 1926, CFR 1910, CFR 120, CALIFORNIA CODE OF REGULATIONS TITLE 8 SECTION 5792, AND ALL APPLICABLE REQUIREMENTS OF CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ACT ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. APPROPRIATE SLOPING OF BACKCUT EXCAVATION OR SHORING WILL BE REQUIRED. WHERE SLOPES ARE USED IN LIEU OF SHORING/SHEETING METHODS, EXCAVATED SOIL FROM OUTSIDE OF THE LIMITS OF THE REMEDIATION AREA MUST BE STOCKPILED SEPARATELY ADJACENT TO THE SOURCE REMEDIATION AREA FOR REUSE AS COMPACTED BACKFILL.
- C. AIR MONITORING, CONFIRMATORY FIELD TESTING, AND LABORATORY TESTING MUST BE CONDUCTED. SEE TECHNICAL SPECIFICATIONS FOR DETAILS.
- D. CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL MEASURES PER BAAQMD REQUIREMENTS AT SOIL STOCKPILES, RUN-ON CONTROL AT EXCAVATION AREAS, INTERIM DRAINAGE FEATURES TO CONVEY RUNOFF AROUND WORK ZONES AND SITE CONSTRUCTION VEHICLE ENTRANCE FEATURES TO PREVENT EROSION AND/OR SEDIMENTATION IN CONFORMANCE WITH THE PROJECT SWPPP.

DRAWING INDEX			
PLAN NO.	FILE NO.	REVISION NO.	TITLE
GENERAL			
G-0000	E-34791		COVER SHEET
G-0001	E-34792		DRAWING INDEX AND GENERAL NOTES
G-0002	E-34793		ABBREVIATIONS AND LEGEND
G-0003	E-34794		LOCATION MAP AND VICINITY MAP
CIVIL			
C-0001	E-34795		EXISTING SITE LAYOUT
C-0002	E-34796		DEMOLITION PLAN SHEET 1 OF 2
C-0003	E-34797		DEMOLITION PLAN SHEET 2 OF 2
C-0004	E-34798		EXISTING UTILITIES WITH IRRIGATION PLAN SHEET 1 OF 2
C-0005	E-34799		EXISTING UTILITIES WITH IRRIGATION PLAN SHEET 2 OF 2
C-1001	E-34799.1		FINAL SITE LAYOUT
C-5001	E-34800		EXCAVATION DETAILS
C-5002	E-34801		EXISTING BUILDING PHOTOS 1
C-5003	E-34802		EXISTING BUILDING PHOTOS 2
MECHANICAL			
M-5001	E-34803		MECHANICAL DETAIL

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC. USED

GATE BOOK PAGES
NO.



12/05/2023

NO.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

DRAWING INDEX AND GENERAL NOTES

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	RG	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. W.</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	G-0001	DRAWING / FILE NO.	E-34792
		REVISION NO.	0

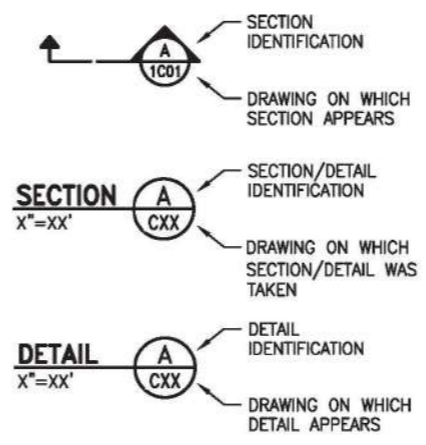
GENERAL ABBREVIATIONS

BAAQMD	BAY AREA AIR QUALITY MANAGEMENT DISTRICT
CLR	CLEARANCE
CONC	CONCRETE
D.O.I.	U.S. DEPARTMENT OF THE INTERIOR
EG	EXISTING GRADE
(E)	EXISTING
MMRP	MITIGATION MONITORING AND REPORTING PROGRAM
MND	MITIGATED NEGATIVE DECLARATION (OCTOBER 2014)
NAD	NORTH AMERICAN DATUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
(N)	NEW
PC	PORTLAND CEMENT CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RAP	REMEDIAL ACTION PLAN (NOVEMBER 2014)
REINF	REINFORCEMENT
REQ'D/REQ	REQUIRED
RWQCB	REGIONAL WATER QUALITY CONTROL BOARD
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SFWD	SAN FRANCISCO WATER DEPARTMENT
SPEC	SPECIFICATION(S)
SS	SANITARY SEWER/STAINLESS STEEL
STL	STEEL, STREET LIGHTING
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WEF	WILDLIFE EXCLUSION FENCE
WL	EDGE OF WATER

GENERAL LEGEND

	CENTER LINE
	EXISTING SURVEY CONTROL POINT
	DIAMETER
	SPOT ELEVATION
	TREE, SHRUB
	NATURAL GROUND OR GRADE
	BACKFILL
	FLOW LINE
	(E) GROUND CONTOUR
	FINISHED GRADE CONTOUR
	GATE POST
	GUY ANCHOR
	POWER POLE
	UTILITY POLE
	TELEPHONE POLE
	GRID COORDINATE
	CATCH BASIN
	CONCRETE
	(E) GRAVEL
	EDGE OF WATER
	EDGE OF WETLAND (FEDERAL)
	FENCE
	FLOW LINE DIRECTION
	LIMITS OF WORK
	APPROXIMATE SETBACK LINE
	WATER LINE

TYPICAL SECTION/DETAIL NUMBERING SYSTEM



REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC., USED

GATE BOOK PAGES NO.



12/05/2023

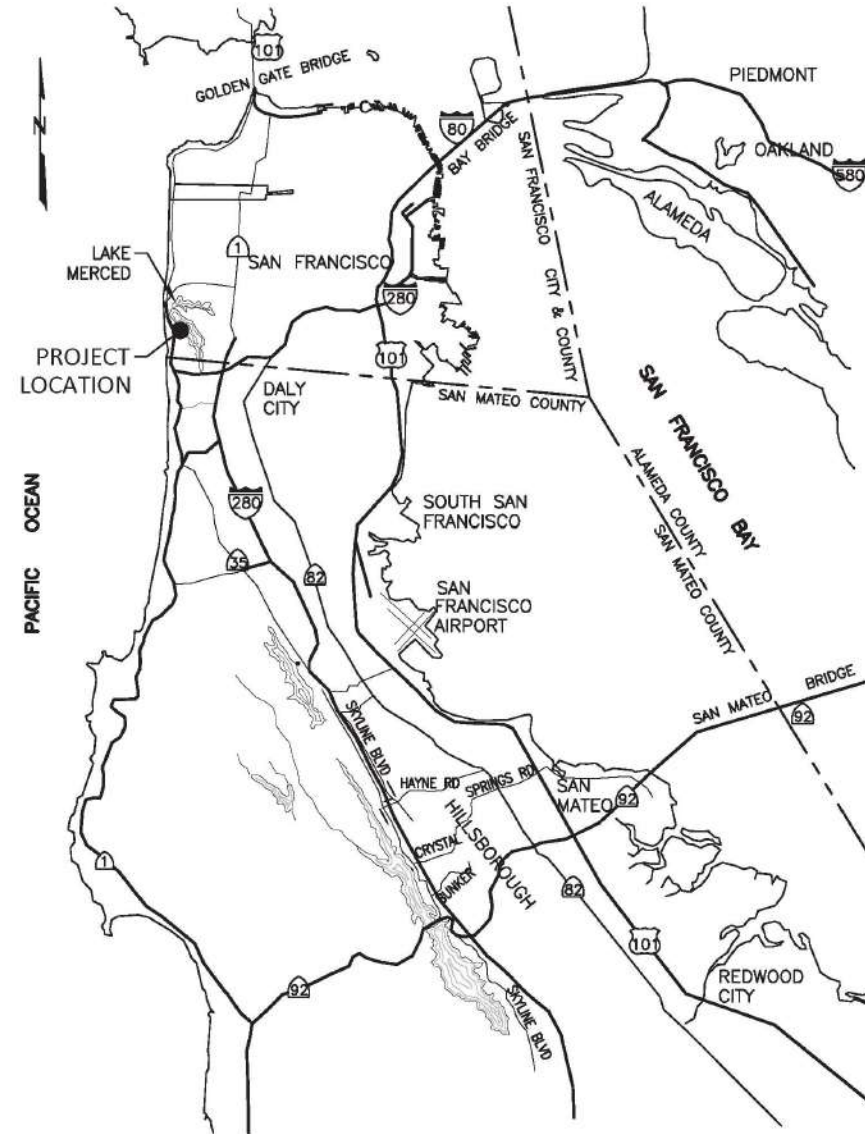
NO.	DATE	DESCRIPTION	BY	APPROVED

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU
SITE REMEDIATION AT 520 JOHN MUIR DRIVE
 PHASE 2

ABBREVIATIONS AND LEGEND

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	RG	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	G-0002	DRAWING / FILE NO.	E-34793
		REVISIONS	0



LOCATION MAP
NTS



VICINITY MAP
NTS

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

LOCATION MAP AND VICINITY MAP

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	RG	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023

APPROVED: *J. G. W.* APPROVED: *William P. Teahan*
MANAGER, ENGINEERING MANAGEMENT BUREAU MANAGER, CITY DISTRIBUTION DIVISION

PLAN NO.	DRAWING / FILE NO.	REVISION NO.
G-0003	E-34794	0

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC., USED

GATE BOOK PAGES
NO.



12/05/2023

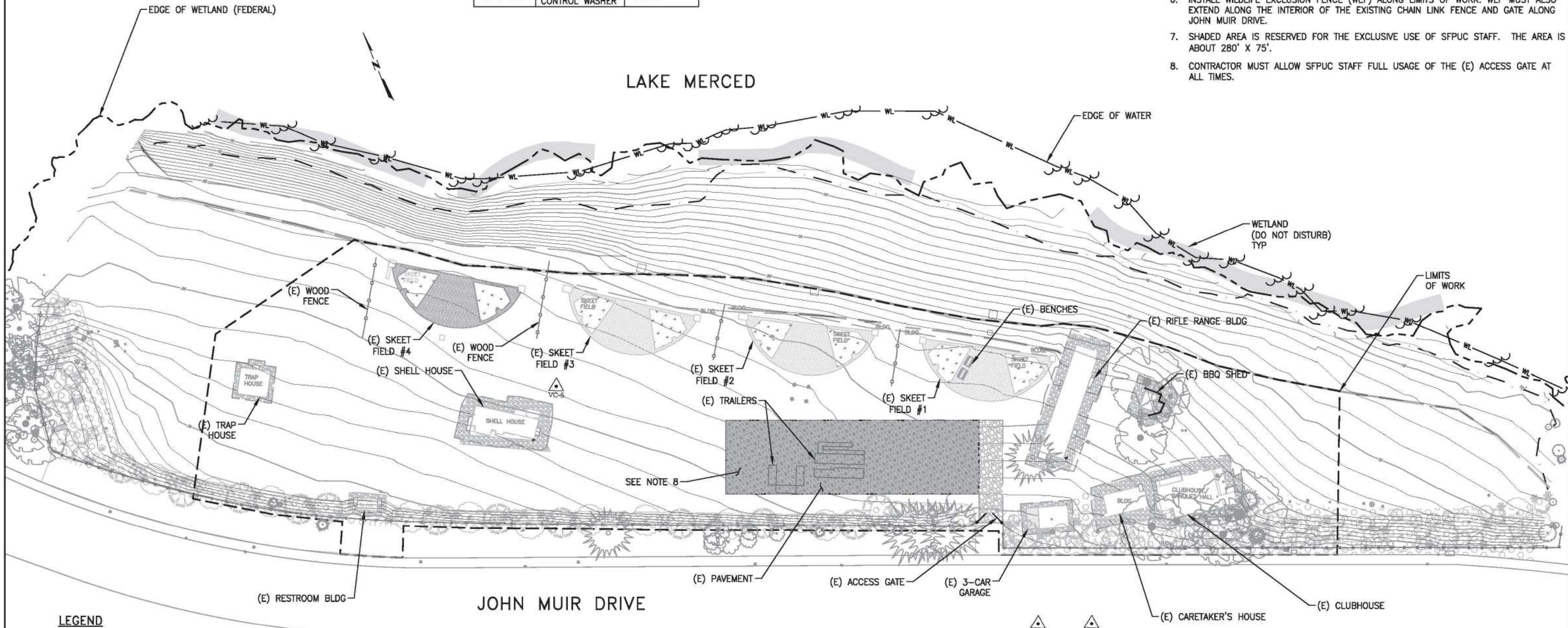
NO.	DATE	DESCRIPTION	BY	APPROVED

HORIZONTAL CONTROL			
NAME	NORTHING	EASTING	DESCRIPTION
AB7677	2095680.570	5984225.120	NEAR INTERSECTION OF SKYLINE BLVD. AND SLOAT BLVD.
HT2268	2104150.110	5990243.300	AT 19TH AVE. BETWEEN LAWTON AND MORAGA ST.

VERTICAL CONTROL		
NAME	DESCRIPTION	ELEVATION
VC-1 "X"	ON CURB	30.28
VC-2 "X"	ON CURB	29.53
VC-3 "X"	ON CURB	34.01
VC-5 MAG	NAIL WITH CONTROL WASHER	28.76

NOTES:

- HORIZONTAL DATUM IS ON NAD83. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM.
- DATE OF SURVEY: MARCH 2016.
- SEE PLAN NO. G-0001 FOR GENERAL NOTES.
- SEE PLAN NO. G-0002 ABBREVIATIONS AND LEGEND.
- CONTRACTOR MUST SUBMIT PROPOSED STAGING PLAN AND HAUL/ACCESS ROADS TO THE CITY REPRESENTATIVE FOR APPROVAL.
- INSTALL WILDLIFE EXCLUSION FENCE (WEF) ALONG LIMITS OF WORK. WEF MUST ALSO EXTEND ALONG THE INTERIOR OF THE EXISTING CHAIN LINK FENCE AND GATE ALONG JOHN MUIR DRIVE.
- SHADED AREA IS RESERVED FOR THE EXCLUSIVE USE OF SFPUC STAFF. THE AREA IS ABOUT 280' X 75'.
- CONTRACTOR MUST ALLOW SFPUC STAFF FULL USAGE OF THE (E) ACCESS GATE AT ALL TIMES.



LEGEND

- EXISTING SURVEY CONTROL POINT
- EDGE OF WATER
- EDGE OF WETLAND (FEDERAL)
- LIMITS OF WORK/WILDLIFE EXCLUSION FENCING
- (E) 6" THICK GRAVEL SURFACE
- WETLAND (DO NOT DISTURB)



EXISTING SITE LAYOUT

1" = 50'

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC. USED

GATE BOOK PAGES
NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

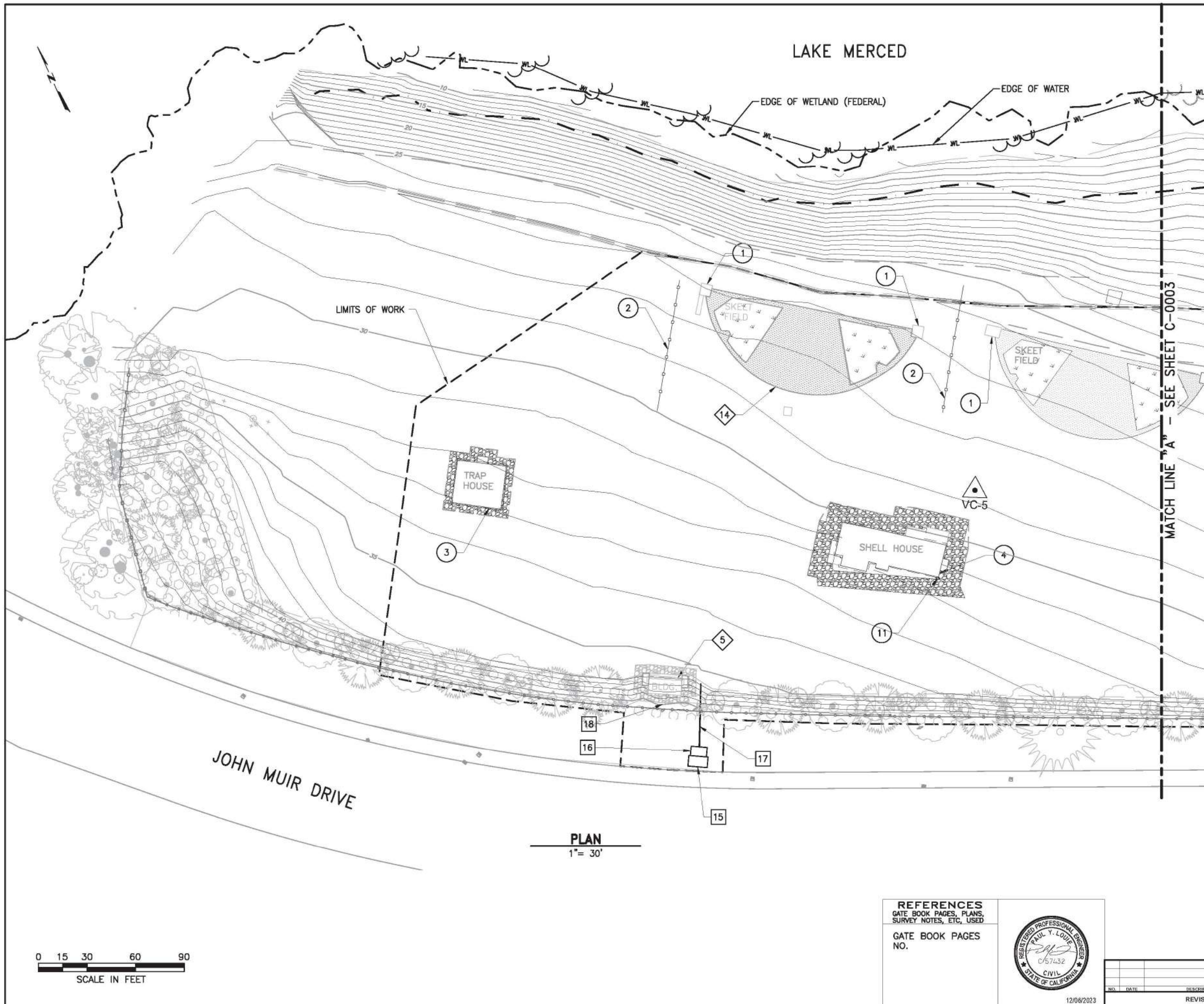
CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

EXISTING SITE LAYOUT

DESIGNED / APPROVED	RG/PL	DRAWN	DM
DIVISION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-0001	DRAWING / FILE NO.	E-34795
		REVISION NO.	0



LEGEND

- ◊ ITEMS TO BE PROTECTED
- ITEMS TO BE DEMOLISHED/REMOVED
- ITEMS TO BE INSTALLED
- ① REMOVE HIGH/LOW HOUSE AND ITS FOUNDATION
- ② REMOVE WOOD FENCE AND CONCRETE FOUNDATIONS
- ③ REMOVE TRAP HOUSE AND CONCRETE FOUNDATION
- ④ REMOVE SHELL HOUSE AND CONCRETE FOUNDATION
- ⑤ PRESERVE AND PROTECT RESTROOM BLDG
- ⑥ REMOVE RIFLE RANGE BLDG AND CONCRETE FOUNDATION
- ⑦ REMOVE 3-CAR GARAGE AND CONCRETE FOUNDATION
- ⑧ REMOVE BBQ SHED AND CONCRETE FOUNDATION
- ⑨ REMOVE CARETAKER'S HOUSE AND CONCRETE FOUNDATION
- ⑩ REMOVE CLUBHOUSE AND CONCRETE FOUNDATION
- ⑪ REMOVE LIGHT POLE AND CONCRETE FOUNDATION
- ⑫ REMOVE BENCHES AND CONCRETE FOUNDATION
- ⑬ REMOVE TREES
- ◊⑭ EXISTING SKEET FIELD #4 WITH DESSICATED GRANITE SURFACE TO BE PRESERVED AND PROTECTED. SURROUND FIELD WITH ORANGE WILDLIFE EXCLUSION FENCING.
- ⑮ CITY TO INSTALL NEW WATER METER AT APPROXIMATE LOCATION
- ⑯ INSTALL NEW REDUCED PRESSURE BACKFLOW PREVENTER AND CONNECT EXISTING RESTROOM TO NEW METER. REFER TO DRAWING M-5001 FOR DETAILS
- ⑰ BURY AND CONNECT NEW 1" WATER LINE TO EXISTING BURIED PIPE FROM RESTROOM.
- ⑱ LOCATE AND RECONNECT (E) SEWER STUB TO SYSTEM.

NOTES:

1. SEE PLAN NO. G-0001 FOR GENERAL NOTES.
2. SEE PLAN NO. G-0002 ABBREVIATIONS AND LEGEND.
3. SEE C-5001 FOR EXCAVATION DETAILS AROUND THE STRUCTURES TO BE DEMOLISHED.
4. ASSUME ALL (E) STRUCTURES HAVE A 12" THICK STEEL REINFORCED MAT FOUNDATION U.O.N.
5. REMOVE TREE AND/OR STUMP. GRIND STUMPS TO 2'-0" BELOW GRADE AND BACKFILL WITH ENGINEERED FILL SUCH THAT THE NEW SURFACE IS FLUSH WITH SURROUNDING SURFACE. SEE SPECIFICATION SECTION 02 41 00.
6. SEE C-5002 AND C-5003 FOR PHOTOS OF (E) BUILDINGS TO BE DEMOLISHED.

PLAN
1" = 30'



REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC. USED

GATE BOOK PAGES NO.

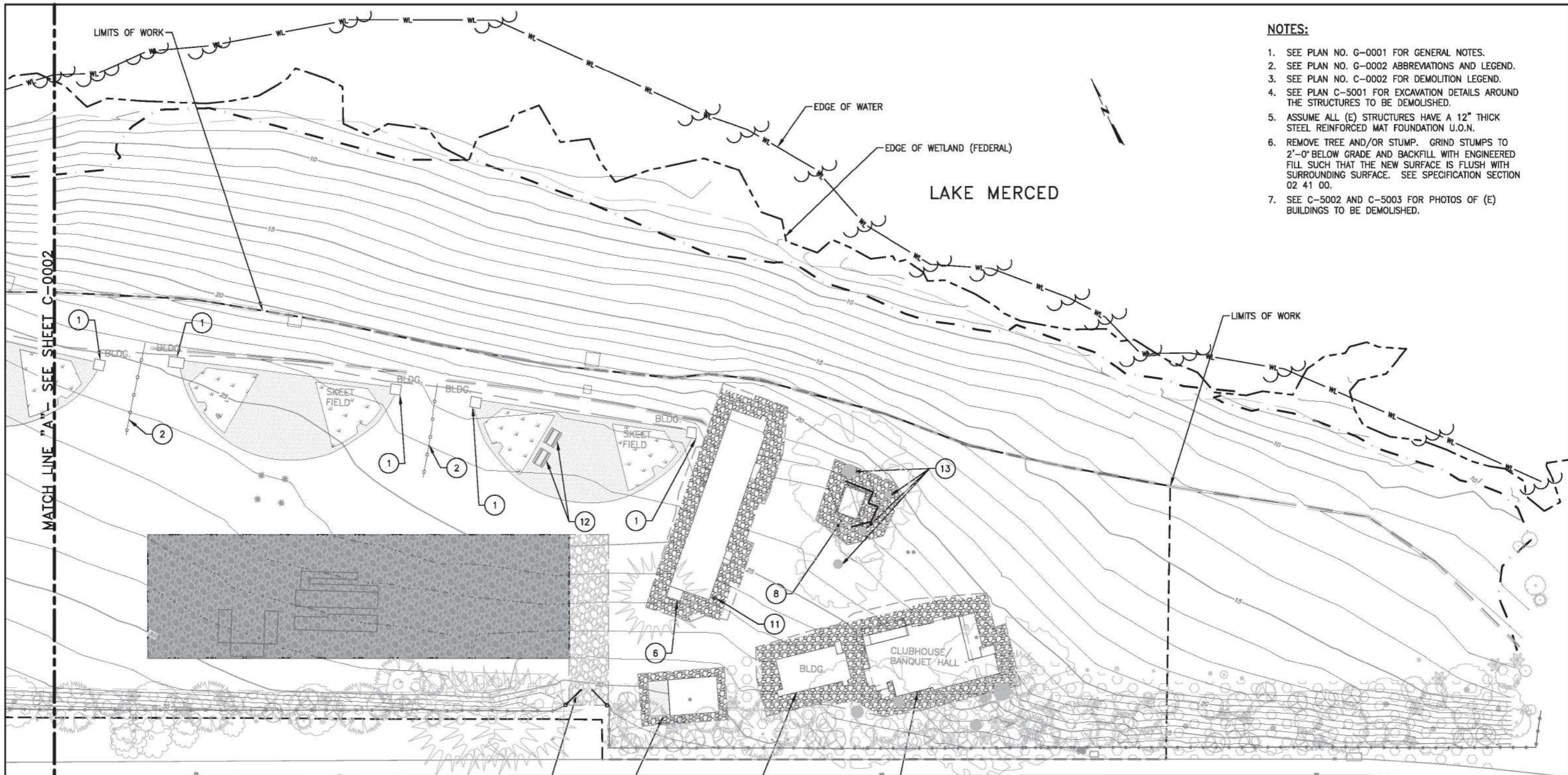


12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION INFRASTRUCTURE DIVISION ENGINEERING MANAGEMENT BUREAU			
SITE REMEDIATION AT 520 JOHN MUIR DRIVE PHASE 2			
DEMOLITION PLAN SHEET 1 OF 2			
CHECKED / APPROVED	RG/PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE:	AS SHOWN	DATE:	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-0002	DRAWING / FILE NO.	E-34796
		REVISION NO.	0



- NOTES:**
1. SEE PLAN NO. G-0001 FOR GENERAL NOTES.
 2. SEE PLAN NO. G-0002 ABBREVIATIONS AND LEGEND.
 3. SEE PLAN NO. C-0002 FOR DEMOLITION LEGEND.
 4. SEE PLAN C-5001 FOR EXCAVATION DETAILS AROUND THE STRUCTURES TO BE DEMOLISHED.
 5. ASSUME ALL (E) STRUCTURES HAVE A 12" THICK STEEL REINFORCED MAT FOUNDATION U.O.N.
 6. REMOVE TREE AND/OR STUMP. GRIND STUMPS TO 2'-0" BELOW GRADE AND BACKFILL WITH ENGINEERED FILL SUCH THAT THE NEW SURFACE IS FLUSH WITH SURROUNDING SURFACE. SEE SPECIFICATION SECTION 02 41 00.
 7. SEE C-5002 AND C-5003 FOR PHOTOS OF (E) BUILDINGS TO BE DEMOLISHED.

MATCH LINE "A" - SEE SHEET C-0002

JOHN MUIR DRIVE

(E) ACCESS GATE

PLAN
1" = 30'



REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC. USED

GATE BOOK PAGES
NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

**DEMOLITION PLAN
SHEET 2 OF 2**

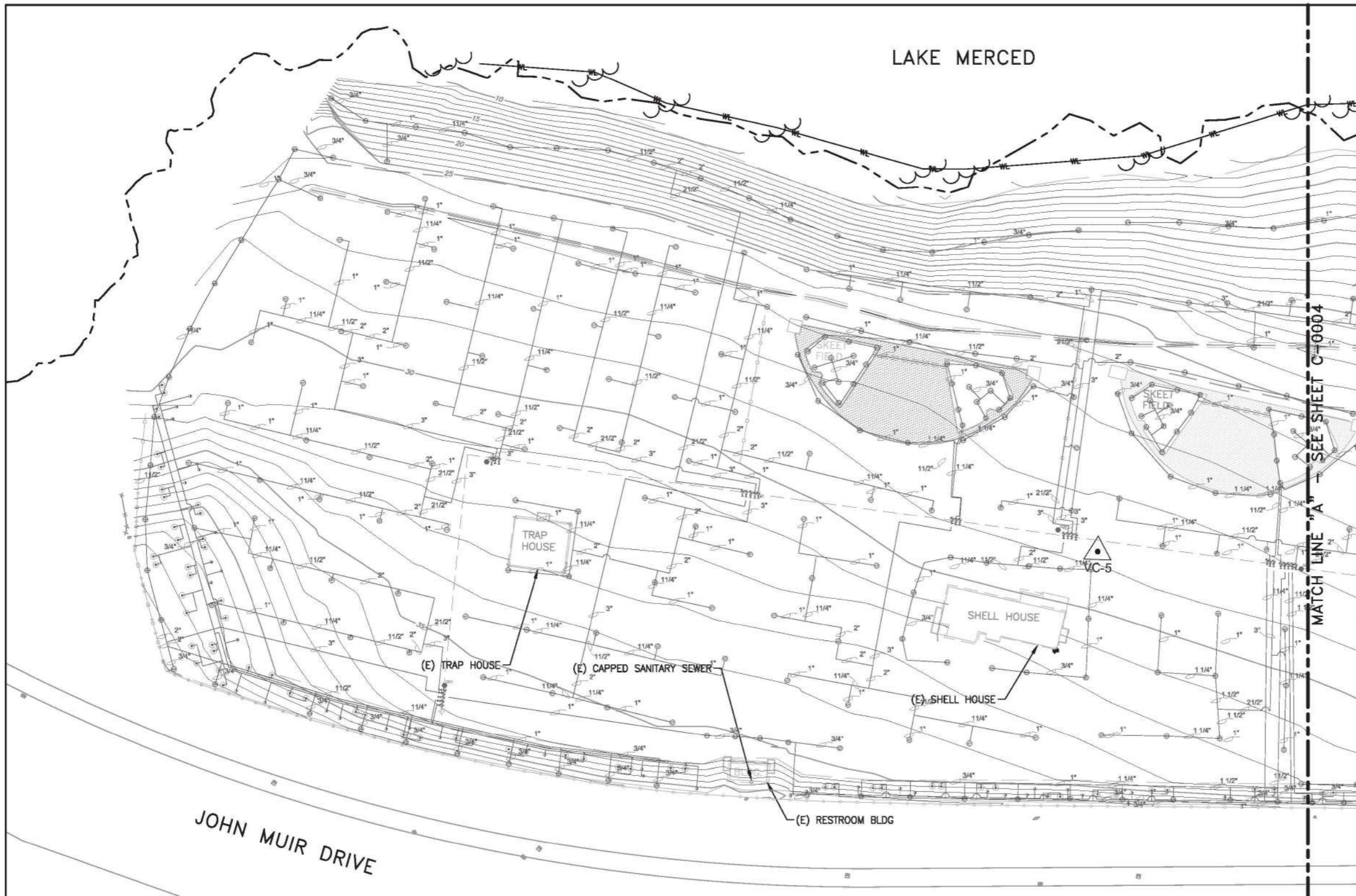
CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023

APPROVED: *William P. Teahan*
MANAGER, ENGINEERING MANAGEMENT BUREAU
APPROVED: *William P. Teahan*
MANAGER, CITY DISTRIBUTION DIVISION

PLAN NO. **C-0003** DRAWING / FILE NO. **E-34797** REVISION NO. **0**



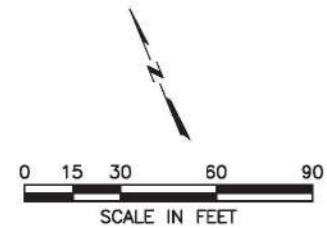
LAKE MERCED



JOHN MUIR DRIVE

PLAN

SCALE: 1" = 30'



REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC. USED

GATE BOOK PAGES
NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED

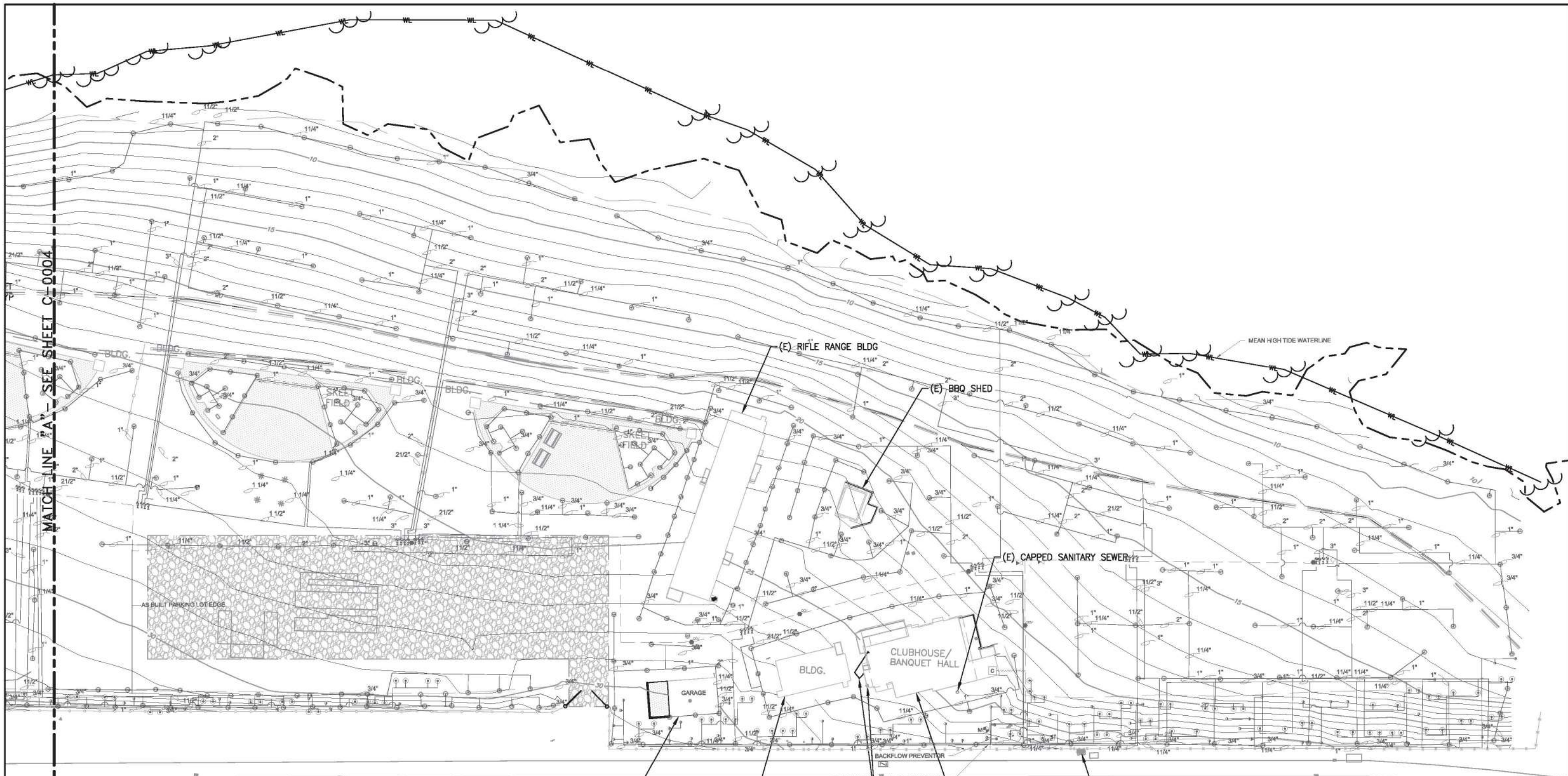
CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

**EXISTING UTILITIES AND IRRIGATION PLAN
SHEET 1 OF 2**

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-0004	DRAWING / FILE NO.	E-34798
		REVISION NO.	0



JOHN MUIR DRIVE

(E) 3-CAR GARAGE

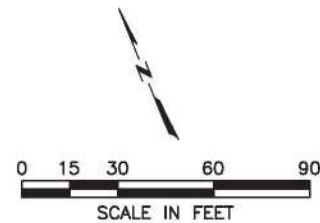
(E) CARETAKER'S HOUSE

(E) CAPPED GAS LINE

(E) CLUBHOUSE

(E) UTILITY BOX

PLAN
1" = 30'



REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC., USED

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NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

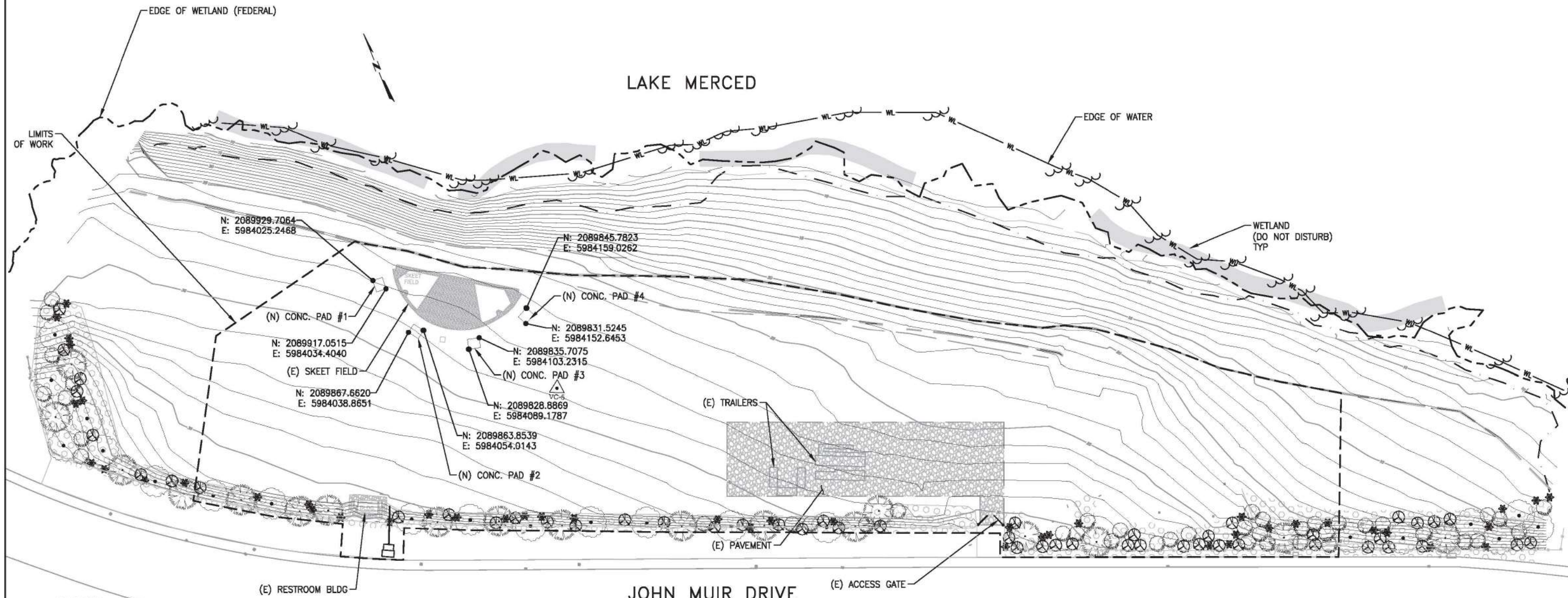
SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

EXISTING UTILITIES AND IRRIGATION AND PLAN
SHEET 2 OF 2

DESIGNED / APPROVED	RG/PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-0005	DRAWING / FILE NO.	E-34799
		REVISION NO.	0

NOTES:

1. IDENTIFIED CONCRETE PAD CORNERS ARE OPPOSITE FROM EACH OTHER. CONTRACTOR MUST STAKE OUT THE FOUR CORNERS AND OBTAIN PERMISSION FROM THE CITY REPRESENTATIVE PRIOR TO EXCAVATION.



LEGEND

- EXISTING SURVEY CONTROL POINT
- EDGE OF WATER
- EDGE OF WETLAND (FEDERAL)
- LIMITS OF WORK
- (E) GRAVEL SURFACE
- WETLAND (DO NOT DISTURB)
- CONCRETE PAD



NEW SITE LAYOUT
1" = 50'

REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC. USED

GATE BOOK PAGES NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED

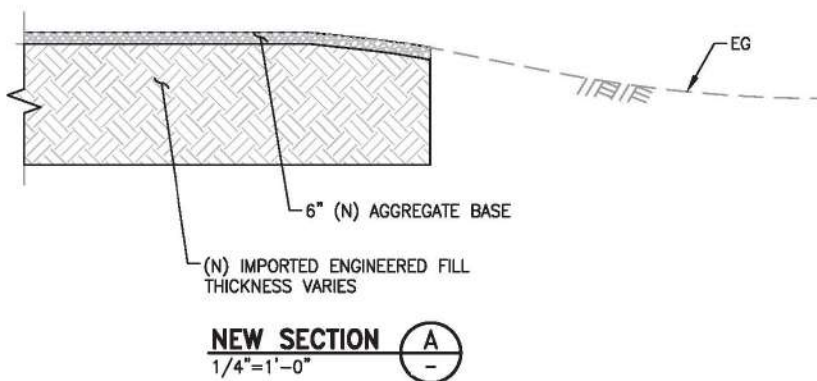
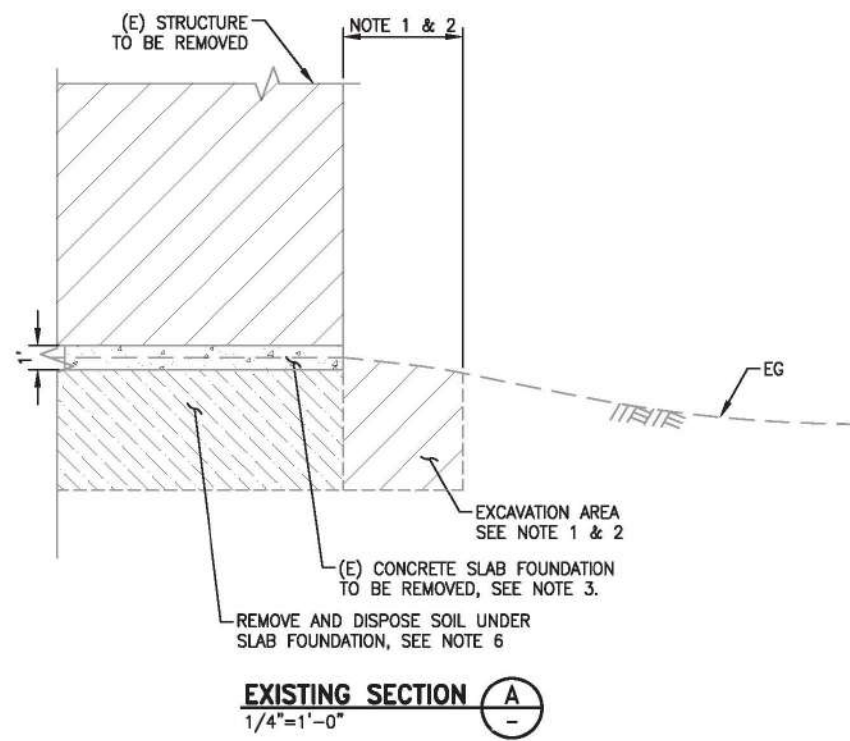
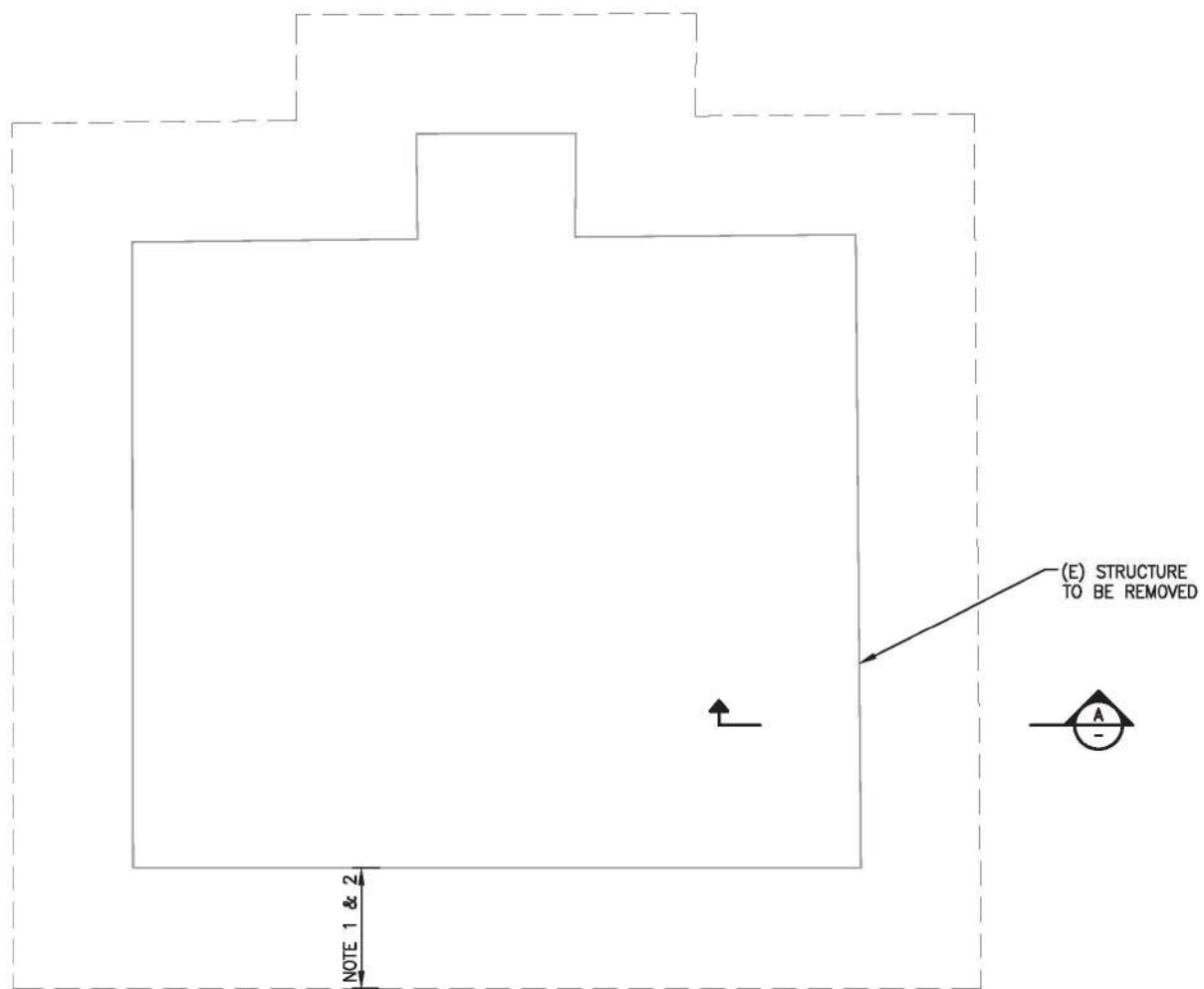
CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

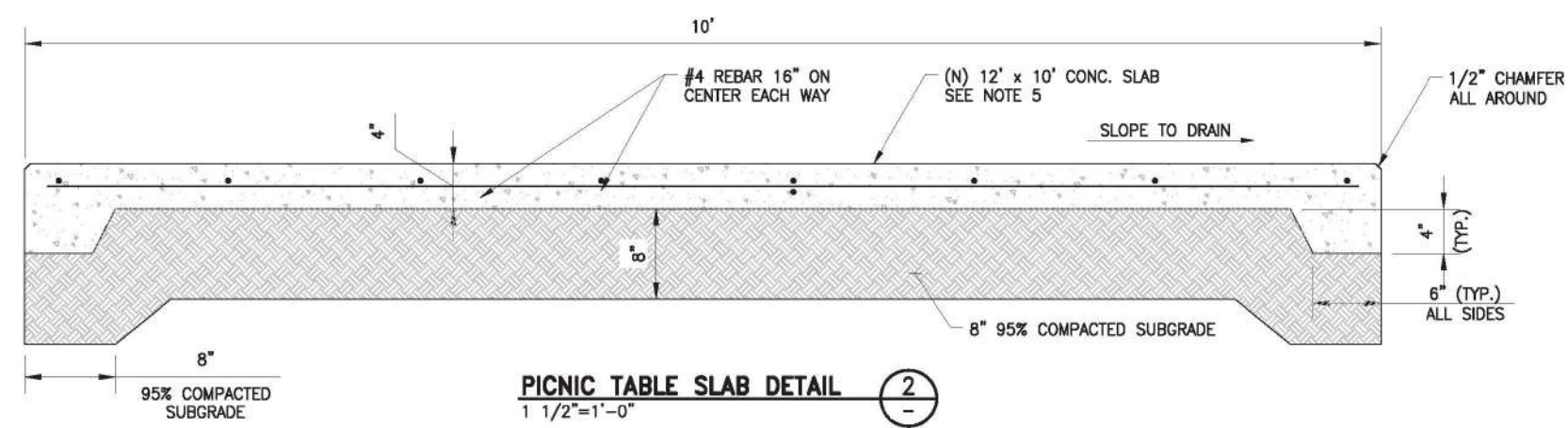
FINAL SITE LAYOUT

CHECKED / APPROVED	RG/PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE:	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. Louie</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-1001	DRAWING / FILE NO.	E-34799.1
		REVISION NO.	0



NOTES:

- REMOVE AND PROPERLY DISPOSE SOIL WITHIN 5 FEET (AND DEPTH AS SPECIFIED) OF THE FOLLOWING STRUCTURES AND UNDER THE STRUCTURES:
 - (E) TRAP HOUSE (TO 0.5' BELOW SLAB)
 - (E) 3-CAR GARAGE (TO 2.5' BELOW SLAB)
- REMOVE AND PROPERLY DISPOSE SOIL WITHIN 10'-0" (AND DEPTH AS SPECIFIED) OF THE FOLLOWING STRUCTURES AND UNDER THE STRUCTURES:
 - (E) SHELL HOUSE (TO 1' BELOW SLAB)
 - (E) CARETAKER'S HOUSE (TO 3' BELOW SLAB)
 - (E) CLUBHOUSE (TO 3' TO BELOW SLAB)
 - (E) BBQ SHED (TO 3.5' TO BELOW SLAB)
 - (E) RIFLE RANGE BUILDING (TO 4' BELOW EXISTING GRADE)
- ASSUME ALL (E) STRUCTURES HAVE A 12" THICK STEEL REINFORCED MAT FOUNDATION EXCEPT FOR RIFLE RANGE. RANGE BUILDING SUPPORTED ON 12"x12" CONCRETE FOOTINGS.
- IMPORT CLEAN ENGINEERED FILL. BACKFILL THE VOID CREATED BY THE EXCAVATION ACTIVITIES UP TO WITHIN 6" OF THE SURROUNDING AREA. IMPORT (N) AGGREGATE BASE TO BACKFILL THE REMAINING (TOP) 6".
- CONCRETE PICNIC TABLE SLABS MUST BE BUILT USING FORMS.
- (E) SOIL UNDER BUILDINGS/STRUCTURES ARE EXPECTED TO BE CONTAMINATED. SOIL MUST BE HANDLED AS HAZARDOUS WASTE; THEREFORE, THE SOIL MUST BE PROPERLY CHARACTERIZED AND CLASSIFIED WITH CHEMICAL TESTING. SOIL MUST BE LEGALLY DISPOSED.
- COMPACT (N) ENGINEERED FILL AND AGGREGATE BASE TO 85% OF MAXIMUM COMPACTION.



REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC. USED

GATE BOOK PAGES NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU
SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

EXCAVATION DETAILS

CHECKED / APPROVED	RG/PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-5001	DRAWING / FILE NO.	E-34800
		REVISION NO.	0



CLUBHOUSE (1)
NOT TO SCALE



CARETAKERS HOUSE (2)
NOT TO SCALE



RIFLE RANGE BUILDING (3)
NOT TO SCALE



THREE-CAR GARAGE (4)
NOT TO SCALE

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL PHOTOGRAPHS.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

EXISTING BUILDING PHOTOS 1

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-5002	DRAWING / FILE NO.	E-34801
		REVISION NO.	0

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC. USED

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12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED



HIGH/LOW HOUSE AND WOOD FENCE (TYP) (1)
NOT TO SCALE



TRAP HOUSE (2)
NOT TO SCALE



SHELL HOUSE (3)
NOT TO SCALE



BBQ SHED (4)
NOT TO SCALE

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL PHOTOGRAPHS.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

EXISTING BUILDING PHOTOS 2

CHECKED / APPROVED	RG / PL	DRAWN	DM
SECTION MANAGER	CH	DESIGNED	PL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. P. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	C-5003	DRAWING / FILE NO.	E-34802
		REVISION NO.	0

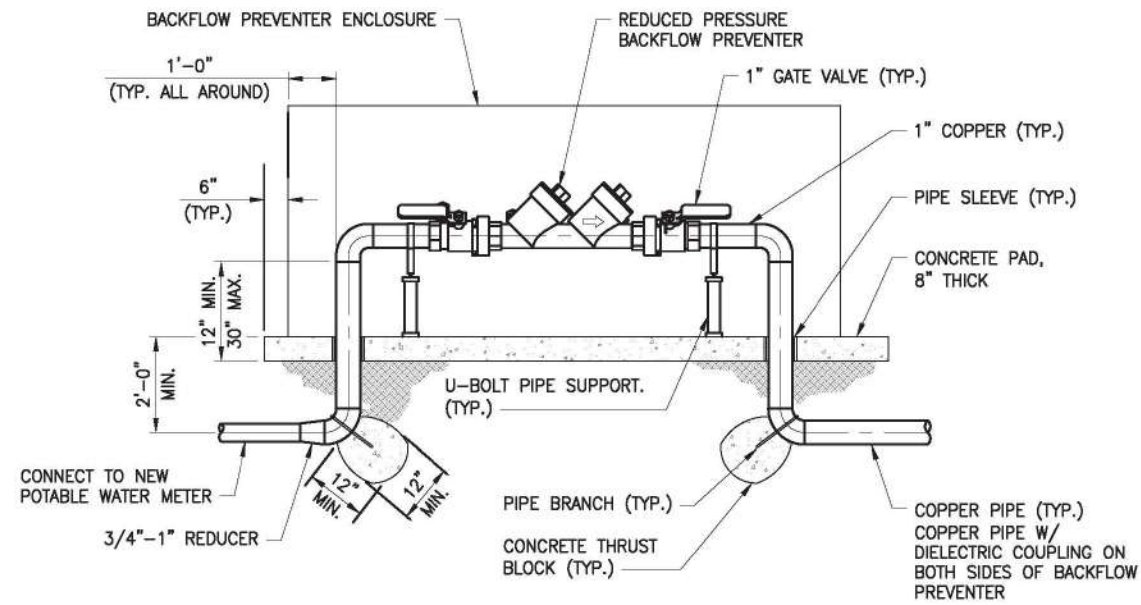
REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC. USED

GATE BOOK PAGES
NO.



12/06/2023

NO.	DATE	DESCRIPTION	BY	APPROVED



BACKFLOW PREVENTER INSTALLATION (TYP.) 1
N.T.S. C-0002

GENERAL NOTES:

1. REFER TO DIVISION 22 FOR PLUMBING SPECIFICATIONS REGARDING PIPE MATERIAL, VALVES AND REDUCED PRESSURE BACKFLOW PREVENTER.
2. VERIFY AT PROJECT SITE, EXACT SIZE, LOCATION, AND CLEARANCE OF EXISTING SERVICES.
3. VERIFY EXACT-INVERT ELEVATION OF POINTS OF CONNECTION TO EXISTING SERVICES PRIOR TO INSTALLATION OF NEW BRANCH, MAIN, OR SERVICE RELOCATION.
4. UPON REMOVAL OF EXISTING FIXTURES, REMOVE CONNECTED BRANCH PIPING AND CAP AT MAIN.
5. INSTALL PIPING TO BEST SUIT FIELD CONDITIONS AND COORDINATE WITH THE WORK OF OTHER TRADES. THE DRAWING ARE DIAGRAMMATIC AND SHALL NOT BE SCALED FOR EXACT LOCATIONS.
6. FOR ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. ANY SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
7. FOR THE CONCRETE PAD, INSTALL #4 GRADE 60 STEEL REINFORCEMENT 12" ON CENTER EACH WAY. MUST PROVIDE 2 INCHES CLEAR FROM BOTTOM FACE. ADD 1" CHAMFER ON ALL TOP EDGES.
8. BACKFLOW PREVENTER TO BE INSTALLED DOWNSTREAM OF NEW POTABLE METER. NEW POTABLE WATER METER TO BE INSTALLED BY THE CITY. PROVIDE COPPER UNION FITTINGS UPSTREAM AND DOWNSTREAM OF THE BACKFLOW PREVENTER.
9. TAPE WRAP: ALL EMBEDDED AND BURIED STAINLESS STEEL, BRONZE, BRASS AND COPPER PIPING SHALL BE WRAPPED WITH 10 MIL PVC TAPE WITH A 50 PERCENT OVERLAP, UNLESS OTHERWISE NOTED.

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

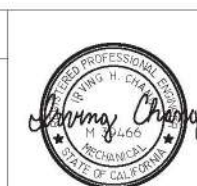
SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2

MECHANICAL DETAIL

CHECKED / APPROVED	FL	DRAWN	FOG
SECTION MANAGER	NS	DESIGNED	PM
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED	<i>J. H. Wong</i>	APPROVED	<i>William P. Teahan</i>
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO.	M-5001	DRAWING / FILE NO.	E-34803
REVISIONS		REVISION NO.	0

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC., USED

GATE BOOK PAGES
NO.



1/2/2024

EXHIBIT B



EXECUTIVE SUMMARY COASTAL ZONE PERMIT

HEARING DATE: January 25, 2024

Record No.: 2019-014146CTZ
Project Address: 520 John Muir Drive
Zoning: Public (P) Zoning District
 OS - Height and Bulk District
 Block/Lot: 7283 / 004
Project Sponsor: San Francisco Public Utilities Commission
 Obi Nzewi
 525 Golden Gate Avenue, 10th Floor
 San Francisco, CA 94103
Property Owner: City and County of San Francisco, San Francisco Public Utilities Commission

Staff Contact: Kurt Botn – (628) 652-7311
 Kurt.Botn@sfgov.org

Environmental
 Review: The EIR for the entire project was approved January of 2023 under case No. 2019-014146ENV.

Recommendation: Approval with Conditions

Project Description

The San Francisco Public Utilities Commission (SFPUC) project for the demolition of seven one-story recreational structures and soil remediation around four existing skeet shooting fields on an approximately 11 acre site that was previously operated by the Pacific Rod and Gun Club as a skeet and trap shooting facilities from 1934 to 2015 and Gun Club. The This Coastal Zone Authorization is being sought to allow for soil remediation around the existing skeet field for anticipated soil decontamination and the demolition of seven existing recreational structures. The buildings that would be demolished include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures include a restroom building,

garage and a barbeque shed that were previously used by Pacific Rod and Gun Club for as a shooting facility for skeet and trap shooting. The project does not propose any new structures or change of use at the Project Site.

Required Commission Action

Pursuant to Planning Code Section 330, the Commission must grant a Coastal Zone Permit. John Muir Drive and Lake Merced shoreline areas lies fully within San Francisco's Coastal Zone Area.

Issues and Other Considerations

- The Project is located within the Western Shoreline Plan Area. The Area Plan directives and policies are to enhance the Lake Merced Shoreline and replace the previous gun range with recreational facilities. Completing phase 1 of the project would allow for future phases of the project to continue approved under Planning Commission Motion No. 21226.

Environmental Review

The EIR for the entire project was approved January of 2023 under case No. 2019-014146ENV.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with applicable zoning and land use controls and the Objectives and Policies of the General Plan, including the Western Shoreline Area Plan. The Project offers a public benefit to the surrounding area and ensures the disposal of potentially contaminated soils.

Attachments:

- Draft Motion – Coastal Zone Permit with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Maps and Context Photos
- Exhibit D – EIR Planning Commission Motion No. 21226
- Exhibit E – Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: January 25, 2024

Record No.: 2019-014146CTZ
Project Address: 520 John Muir Drive
Zoning: Public (P) Zoning District
OS - Height and Bulk District
Block/Lot: 7283 / 004
Project Sponsor: San Francisco Public Utilities Commission
Obi Nzewi
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94103
Property Owner: City and County of San Francisco, San Francisco Public Utilities Commission
Staff Contact: Kurt Botn – (628) 652-7311
Kurt.Botn@sfgov.org

ADOPTING FINDINGS TO GRANT A COASTAL ZONE PERMIT PURSUANT TO PLANNING CODE SECTION 330 TO ALLOW THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) TO PERFORM SOIL REMEDIATION AND DEMOLISH SEVEN ONE-STORY STRUCTURES FOR THE LAKE MERCED WEST PROJECT ON APPROXIMATELY 11 ACRES. THE PROJECT SITE WAS PREVIOUSLY OPERATED BY THE PACIFIC ROD AND GUN CLUB LOCATED AT 520 JOHN MUIR DRIVE, BLOCK 7283 LOT 004 WITHIN THE P – PUBLIC ZONING DISTRICT, AND OS HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 14, 2023, Kathryn Miller of San Francisco Public Utilities Commission (hereinafter "Project Sponsor") filed Application No. 2019-014146CTZ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Coastal Zone Permit to allow soil remediation and the demolition of seven structures on an approximately 11 acre site previously occupied by the Pacific Rod and Gun Club that previously operated as a skeet and trap shooting facilities from 1934 to 2015 (hereinafter "Project") at 520 John Muir Blvd, Block 7283 Lot 004 (hereinafter "Project Site").

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. The Final Environmental Impact Report for the Lake Merced West Project was certified by the San Francisco Planning Commission on January 12, 2023 (Planning Commission Motion No. 21226).

On January 25, 2024, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Coastal Zone Permit Application No. 2019-014146CTZ.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-014146CTZ is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Coastal Zone Permit as requested in Application No. 2019-014146CTZ, subject to the conditions contained in "EXHIBIT B" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposal is for the San Francisco Public Utilities Commission (SFPUC) project for the demolition of seven single-story structures and three former skeet fields onsite as well as remediation of contaminated soils beneath and around these structures. The approximately 11 acre site was previously operated by the Pacific Rod and Gun Club as a skeet and trap shooting facilities from 1934 to 2015 and Gun Club resulting in widespread lead and other contamination across the site. The buildings to be demolished include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures including, garage, a barbeque shed and three of the four skeet fields. The project does not propose any new structures or change of use at the Project Site.
- 3. Site Description and Present Use.** The subject property is an approximately 11-acre site on the North side of John Muir Drive, between Skyline Boulevard and Lake Merced Boulevard. The site is owned by the SFPUC but was developed in 1934 by the Pacific Rod and Gun Club as a skeet and trap shooting facility. There are five main buildings and three small ancillary buildings on the site lot. All of the buildings are single-story wood frame structures. The buildings include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures include a restroom building, garage and a barbeque shed. A surface parking lot was located at the southern portion of the subject property. Since its opening in 1934, the Pacific Rod and Gun Club occupied and operated at the existing site until 2015 when the SFPUC conducted the Upland Soil Remediation Project (soil remediation project) at the site. The soil remediation project resulted in removal of about 88,000 tons of contaminated materials from across the site. The site is currently closed to the public and used as a staging area.
- 4. Surrounding Properties and Neighborhood.** The subject property is located within the P- Public Zoning District, OS Height and Bulk District, and Coastal Zone area. The immediate neighborhood's context is predominantly residential with two-to-seven story residential developments. Immediately to the south of the subject property is seven-story multi-unit residential buildings, and to north of the subject property is Lake Merced. Other zoning districts in the vicinity of the subject property include RM-2 (Residential-Mixed, Moderate Density), RH-1 (D) (Residential-House, One-Family-Detached) and P (Public) Zoning Districts.
- 5. Public Outreach and Comments.** Prior to submittal of the listed application, public meetings were held in accordance with CEQA and the CEQA Guidelines for the Recreation and Parks Department Lake Merced West Project, which includes the proposed building demolition and soil remediation. The Department held a public scoping meeting on June 23, 2021, to receive oral comments on the scope of the environmental review. The Department received approximately 80 comments during the public scoping period for the EIR. During the Draft EIR public review period, a public hearing was held before the Historic Preservation Commission on March 16, 2022, and before the San Francisco Planning Commission on March 31, 2022. During the Draft EIR public review period, approximately 90 written and oral comments were received; many of the comments expressed a desire for the EIR to evaluate a larger boathouse, which was addressed in the Final EIR. Public comment was also accepted at the EIR certification hearing on

January 12, 2023, and generally expressed support for the Project.

- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

The Project falls within the Coastal Zone Permit Area and is subject to Coastal Zone Permit Review pursuant to Planning Code Section 330. Pursuant to Planning Code Section 330.2, the Local Coastal Program shall be the San Francisco Western Shoreline Plan, a part of the City's General Plan. The project is consistent with objectives and policies of the Western Shoreline Plan as outlined in this motion.

- 7. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

ENVIRONMENTAL PROTECTION ELEMENT

Objectives and Policies

OBJECTIVE 3

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINE AREAS

Policy 3.1

Cooperate with and otherwise support regulatory programs of existing regional, State, and Federal agencies dealing with the Bay, Ocean, and Shorelines.

Policy 3.2

Promote the use and development of shoreline areas consistent with the General Plan and the best interest of San Francisco.

OBJECTIVE 7

ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO ARE USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.

Policy 7.1

Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element

WESTERN SHORELINE AREA PLAN

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

Objectives and Policies

OBJECTIVE 5

PRESERVE THE RECREATIONAL AND NATURAL HABITAT OF LAKE MERCED.

Policy 5.1

Preserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.

Policy 5.4

As it becomes obsolete, replace the police pistol range on the southerly side of South Lake with recreational facilities.

On balance, the Project is consistent with the Objectives and Policies of the General Plan and the Western Shoreline Area Plan. The site was previously used by the Pacific Rod and Gun Club and has been vacant since 2015. The Project does not propose any change of use or expansion. The soil remediation will be a benefit to the surrounding site and will remove potentially contained soil and debris from the Project Site. Thus, adding a public benefit to the surrounding area and ensuring the property disposal of potentially contaminated soils. The demolition of the existing seven recreational structures will remove dilapidated structures that are in disrepair. The project will not impede or intensify existing access to coastal zone areas. The projection of Project objectives are to complete contaminated soil remediation of the upland site areas prior to future site uses.

8. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not remove or displace an existing neighborhood serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project includes few physical improvements, thus having virtually no impact on the neighborhood's built form.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located less than a block from the 58 bus line.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development and does not eliminate any industrial or service uses

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project does not include any structural or seismic improvements.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks. The buildings and skeet fields to be demolished are part of a historic landscape eligible for listing in the California and National registers. As discussed in the Statement of Overriding Considerations adopted by the Recreation and Parks Commission at the time of Project approval (January 19, 2023), after consideration of the FEIR and the evidence in the record, each of the specific overriding economic, legal, social, technological and other benefits of the Project independently and collectively outweighs the significant and unavoidable impact of demolition of the buildings and skeet fields at the Project Site. Required mitigation, including documentation and oral histories, has been completed or will be completed prior to demolition. The Project would support the expansion of the area for publicly accessible open space at Lake Merced, providing for a wide array of active and passive recreation uses and open space, improve public access to the waterfront, and provide connections to the regional hiking and biking trail system.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project fundamentally enhances the City's open space amenities. It does not propose any development that would inhibit the access to sunlight and vistas for existing parks and open space.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Coastal Zone Permit would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Coastal Zone Permit Application No. 2019-014146CTZ** subject to the following conditions attached hereto as “EXHIBIT B” in general conformance with plans on file, dated September 1, 2023, and stamped “EXHIBIT C”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Coastal Zone Permit to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave., Suite 1475, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 25, 2024.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: January 25, 2024

EXHIBIT B

Authorization

This authorization is for a conditional use and coastal zone permit to allow a phased project of phase 1 consisting of the demolition of seven existing one-story, recreational buildings and three skeet shooting fields as well as remediation of contaminated soils beneath and around these structures, which were previously operated by the Pacific Rod and Gun Club that contained Public Facilities, for skeet and trap shooting land uses pursuant to Planning Code Sections 211.2, 303, and 330 within the P District, and a OS Height and Bulk District; in general conformance with plans, dated September 1, 2023, and stamped “EXHIBIT C” included in the docket for Record No. 2019-014146CTZ and subject to conditions of approval reviewed and approved by the Commission on January 25, 2024 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 25, 2024 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the “Exhibit B” of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Coastal Zone Permit and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Coastal Zone Permit.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Parking and Traffic

- 6. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 7. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 8. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit B of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

EXHIBIT B:

PLANS AND RENDERINGS



San Francisco
**Water
Power
Sewer**

Services of the San Francisco Public Utilities Commission

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
WATER ENTERPRISE



SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II

CONTRACT NO. WD-2903

JANUARY 2023

95% SUBMITTAL



FOR THE SOLE USE OF THE DOCUMENT RECIPIENT
- DO NOT CITE, COPY, OR CIRCULATE WITHOUT
THE EXPRESS PERMISSION OF THE SFPUC.

AT THE TIME OF THE BID OPENING, THE CONTRACTOR SHALL POSSESS A
VALID CALIFORNIA CLASS A, GENERAL ENGINEERING CONTRACTOR'S LICENSE.

DRAWING INDEX			
PLAN NO.	FILE NO.	REVISION NO.	TITLE
GENERAL			
G-0000			COVER SHEET
G-0001			DRAWING INDEX
G-0002			GENERAL NOTES
G-0003			GENERAL ABBREVIATIONS AND LEGEND
G-0004			LOCATION MAP AND VICINITY
CIVIL			
C-0001			GENERAL SITE LAYOUT
C-0002			DEMOLITION PLAN SHEET 1 OF 2
C-0003			DEMOLITION PLAN SHEET 2 OF 2
C-0004			EXISTING UTILITIES WITH IRRIGATION PLAN SHEET 1 OF 2
C-0005			EXISTING UTILITIES WITH IRRIGATION PLAN SHEET 2 OF 2
C-0006			EXISTING EROSION CONTROL PLAN SHEET 1 OF 2
C-0007			EXISTING EROSION CONTROL PLAN SHEET 2 OF 2
C-5001			STRUCTURAL DETAILS

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
 INFRASTRUCTURE DIVISION
 ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
 PHASE II

DRAWING INDEX

CHECKED / APPROVED	DRAWN
SECTION MANAGER	DESIGNED
SCALE	DATE
AS SHOWN	JANUARY 2023
APPROVED	APPROVED
MANAGER, ENGINEERING MANAGEMENT BUREAU	MANAGER, CITY DISTRIBUTION DIVISION
PLAN NO.	DRAWING / FILE NO.
G-0001	#####
	REVISION NO.
	0

95% SUBMITTAL

REFERENCES
 GATE BOOK PAGES, PLANS,
 SURVEY NOTES, ETC., USED

GATE BOOK PAGES
 NO.



NO.	DATE	DESCRIPTION	BY	APPRD

FOR THE SOLE USE OF THE DOCUMENT
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 CIRCULATE WITHOUT THE EXPRESSED
 PERMISSION OF THE SFPUC.

GENERAL NOTES:

- 1.1 DEFINITIONS
 - A. OWNER: SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC)
 - B. CITY REPRESENTATIVE: RESIDENT ENGINEER.
 - C. CONSTRUCTION: ALL WORK SPECIFIED IN DRAWINGS, AND SPECIFICATIONS.
 - D. WHEREVER THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" IS USED, THE SAME SHALL APPLY TO SUBCONTRACTOR(S) WHERE APPLICABLE.
- 1.2 CODES, STANDARDS, AND REQUIREMENTS
 - A. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF THE PROJECT DRAWINGS, INCLUDING ALL REFERENCED CODES AND STANDARDS UNLESS OTHERWISE NOTED.
 - B. UNAUTHORIZED PLAN CHANGES AND USES: THE CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED USES OF OR CHANGES TO DRAWINGS. THE DRAWING NOTES AND TYPICAL DETAILS SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY STATED OR SHOWN OTHERWISE. THE CITY REPRESENTATIVE MUST APPROVE ALL CONSTRUCTION DEVIATIONS FROM THE DRAWINGS.
 - C. ALL WORK SHALL BE ACCOMPLISHED UNDER THE APPROVAL AND TO THE SATISFACTION OF THE CITY REPRESENTATIVE. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND ACCOMPANYING SPECIFICATIONS AND SPECIAL PROVISIONS.
 - D. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING FACILITIES DAMAGED BY THE CONTRACTOR'S EQUIPMENT TO LIKE OR BETTER CONDITION AT NO ADDED COST TO THE CONTRACT UNLESS OTHERWISE NOTED. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION OF EXISTING FACILITIES FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS.
 - E. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORK HOURS.
 - F. THE CONTRACTOR SHALL APPLY FOR, PAY, AND CONFORM TO ALL PERMITS REQUIRED (NOT PREVIOUSLY OBTAINED BY CITY REPRESENTATIVE) TO COMPLETE THE PROJECT AND SHALL REQUEST AND RECEIVE ALL REQUIRED INSPECTIONS. A COPY OF PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE CITY REPRESENTATIVE. COORDINATE WITH THE CITY REPRESENTATIVE TO IDENTIFY WHICH PERMITS ARE PREVIOUSLY OBTAINED BY THE CITY REPRESENTATIVE.
 - G. FOR THE ENTIRE CONSTRUCTION DURATION, THE CONTRACTOR SHALL ASSURE THE SAFETY OF ALL PERSONS AND PROPERTY AFFECTED BY CONTRACTOR'S WORK, INCLUDING ENFORCEMENT OF ALL APPLICABLE LOCAL STATE, FEDERAL LAW, AND REGULATIONS AND CITY REPRESENTATIVE REQUIREMENTS. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO CONTRACTOR'S WORKING HOURS DURING THE COURSE OF CONSTRUCTION.
 - H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WINTERIZING THE WORK SHOWN ON THE DRAWINGS INCLUDING EROSION AND SEDIMENT CONTROL AS DEFINED IN APPROVED STORM WATER POLLUTION PREVENTION PLAN.
 - I. CONSTRUCTION HOURS RESTRICTED TO WEEKDAY AND NON-HOLIDAY DAYLIGHT HOURS (BETWEEN 7:00 AND 17:00 HOURS). SUPPORT ACTIVITIES MAY BE BETWEEN 7:00 AND 18:00 HOURS.
 - J. PROVIDE MITIGATION MEASURES TO PROTECT HEALTH AND PROPERTY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS, CODES, REGULATIONS.
 - K. PROVIDE DUST CONTROL AS REQUIRED BY SAN FRANCISCO DUST CONTROL ORDINANCE 176-08 AND ARTICLE 22B, BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6 AND REGULATION 11.
 - L. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND SHALL NOTIFY THE CITY REPRESENTATIVE OF ANY DISCREPANCIES REQUIRING CORRECTIVE ACTION PRIOR TO PROCEEDING WITH WORK.
 - M. CONTRACTOR SHALL CALL 1 (800) 227-2600 THE NATIONAL "CALL BEFORE YOU DIG" NUMBER FOR CALIFORNIA NORTH TO NOTIFY THEM OF PLANNED EXCAVATION ACTIVITIES PRIOR TO START OF WORK.
 - N. ALL ON-SITE PERSONNEL SHALL COMPLY WITH THE REQUIREMENTS OF STATE AND FEDERAL STANDARDS FOR HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE.

- 1.3 MAPPING AND RECORD DRAWINGS
 - A. TOPOGRAPHIC SURVEY:
 - 1. PROJECT TOPOGRAPHIC DATUM:
HORIZONTAL DATUM: CALIFORNIA COORDINATE SYSTEM (NAD 83)

VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM
 - 2. TOPOGRAPHY SURVEY WAS COMPLETED BY URS IN JANUARY 2014.
 - B. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO BE TRANSFERRED TO CITY REPRESENTATIVE AT CONCLUSION OF PROJECT. THESE SHALL BE A SET OF "REDLINED" DRAWINGS DETAILING ALL CONSTRUCTION DEVIATIONS INCLUDING BUT NOT LIMITED TO DIMENSION/LOCATION CHANGES, CONFIGURATION CHANGES AND SUBSTITUTIONS OF MATERIAL AND EQUIPMENT.
 - C. CONTRACTOR TO VERIFY SURVEY.
- 1.4 EXISTING UTILITIES AND STRUCTURES:
 - A. CONTRACTOR IS RESPONSIBLE FOR COMPLETING UTILITY AND SITE FEATURE SURVEY, IDENTIFYING ANY CONFLICTS AND NOTIFYING THE CITY REPRESENTATIVE PRIOR TO COMMENCING ANY WORK.
 - B. NOTIFY CITY REPRESENTATIVE AND APPROPRIATE UTILITIES IMMEDIATELY AFTER ANY UTILITY IS DAMAGED, AND/OR SERVICE IS DISRUPTED.
 - C. SCHEDULE ANY UTILITY DISRUPTIONS, SHUTDOWNS OR RELOCATION WITH APPROPRIATE UTILITY AT LEAST 7 DAYS IN ADVANCE.
 - D. CONTRACTOR SHALL SALVAGE PRESERVE, STORE AND RESET ALL EXISTING D.O.I. FISH AND WILDLIFE SIGNAGE CURRENTLY ALONG PROPERTY LINE AFTER COMPLETION OF WORK IN ORIGINAL LOCATIONS AND AT ORIGINAL ELEVATIONS.
- 1.5 BRAND NAME OR EQUAL
 - A. "BRAND NAMES" IN DRAWING OR SPECIFICATIONS ARE GIVEN TO DEFINE CHARACTERISTICS AND QUALITY REQUIRED.
 - B. "OR APPROVED EQUAL" PRODUCTS, IF USED, MUST HAVE OVERALL CHARACTERISTICS AND QUALITY EQUAL OR BETTER TO THOSE SPECIFIED IN THE DRAWINGS AND SPECIFICATIONS, AND BE APPROVED BY THE CITY REPRESENTATIVE.
 - C. CITY REPRESENTATIVE RETAINS THE RIGHT TO FINAL DETERMINATION OF "OR APPROVED EQUAL" PRODUCTS.
- 1.6 SITE CONTROLS
 - A. CITY REPRESENTATIVE AND THE CONTRACTOR SHALL IDENTIFY AUTHORIZED STAGING AREAS PRIOR TO THE START OF WORK.
 - B. THE CONTRACTOR SHALL NOTIFY CITY REPRESENTATIVE OF ANY ACCIDENTS AND RELATED CLAIMS.
 - C. THE CONTRACTOR SHALL PROVIDE BARRICADES AND OTHER REQUIRED SECURITY MEASURES TO PREVENT UNAUTHORIZED SITE ACCESS IN CONSTRUCTION AREAS AND OTHER AFFECTED WORK ZONES. SITE CONTROLS SHALL BE MAINTAINED THROUGHOUT ENTIRE DURATION OF CONSTRUCTION.
 - D. THE CONTRACTOR SHALL PROVIDE SITE SECURITY FOR THE FULL DURATION OF THE PROJECT CONSTRUCTION.
 - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CONSTRUCTION SURVEYING AND STAKING.
 - F. FLAGGERS SHALL BE LOCATED AT THE ENTRY AND EXIT LOCATIONS OF THE PROJECT SITE DURING DAILY CONSTRUCTION ACTIVITIES. SEE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP), IMPACT TR-1.
- 1.7 REMEDIATION COORDINATION
 - A. APPROXIMATE EXCAVATION DIMENSIONS FOR THE INDIVIDUAL REMEDIATION AREAS HAVE BEEN ESTIMATED BASED ON RESULTS OF PREVIOUS SITE SOIL SAMPLING AND ANALYSIS. THIS INFORMATION IS PROVIDED TO THE CONTRACTOR AS A GUIDE IN PLANNING THE APPROACH TO EXCAVATION. THE ACTUAL DIMENSIONS OF EXCAVATION WILL BE SET BY FIELD OBSERVATIONS AND CONFIRMATORY SOIL TESTING EXPANSION OF THE SHOWN EXCAVATION LIMITS MUST BE APPROVED BY THE CITY REPRESENTATIVE PRIOR TO INITIATING ADDITIONAL EXCAVATION

ACTIVITIES (SEE NOVEMBER 2014 RAP FOR ADDITIONAL DETAILS). IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONTROL DEPTH AND EXTENT OF EXCAVATION IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS. ANY EXCAVATION PERFORMED BEYOND THE EXTENTS SHOWN HEREIN AND/OR NOT AGREED TO IN WRITING BY THE CITY REPRESENTATIVE FOR EACH REMEDIATION AREA WILL NOT BE COMPENSATED.

B. ALL EXCAVATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) 29 CODE OF FEDERAL REGULATIONS (CFR) 1926, CFR 1910, CFR 120, CALIFORNIA CODE OF REGULATIONS TITLE 8 SECTION 5792, AND ALL APPLICABLE REQUIREMENTS OF CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ACT ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. APPROPRIATE SLOPING OF BACKCUT EXCAVATION OR SHORING WILL BE REQUIRED. WHERE SLOPES ARE USED IN LIEU OF SHORING/SHEETING METHODS, EXCAVATED SOIL FROM OUTSIDE OF THE LIMITS OF THE REMEDIATION AREA SHALL BE STOCKPILED SEPARATELY ADJACENT TO THE SOURCE REMEDIATION AREA FOR REUSE AS COMPACTED BACKFILL. PRIOR TO REUSE AS BACKFILL, STOCKPILED BORROW MATERIAL SHALL BE SCREENED FOR CONTAMINANTS AS SUMMARIZED IN THE RAP DATED NOVEMBER 2014.

C. CONTRACTOR TO CONFIRM INTERIM REMEDIATION ON-SITE VEHICLE ROUTES SHOWN. IT IS INTENDED THAT REPETITIVE ON-SITE TRUCK HAUL ROUTES BE OPTIMIZED TO MAXIMIZE SAFETY BY AVOIDING ROUTES CLOSE TO SLOPES OR ACTIVE CONSTRUCTION ZONES AND MINIMIZE BACKING MOVEMENTS.

D. AIR MONITORING, CONFIRMATORY FIELD TESTING, AND LABORATORY TESTING SHALL BE CONDUCTED IN CONFORMANCE WITH SECTION 1.2-K OF THESE GENERAL NOTES.

E. CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL MEASURES PER BAAQMD REQUIREMENTS AT SOIL STOCKPILES, RUN-ON CONTROL AT EXCAVATION AREAS, INTERIM DRAINAGE FEATURES TO CONVEY RUNOFF AROUND WORK ZONES AND SITE CONSTRUCTION VEHICLE ENTRANCE FEATURES TO PREVENT EROSION AND/OR SEDIMENTATION IN CONFORMANCE WITH THE PROJECT SWPPP.

REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC., USED

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CONTRACT NO. WD-2903		
CITY AND COUNTY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION INFRASTRUCTURE DIVISION ENGINEERING MANAGEMENT BUREAU		
SITE REMEDIATION AT 520 JOHN MUIR DRIVE PHASE II		
DRAWING INDEX AND GENERAL NOTES		
CHECKED / APPROVED	DRAWN	
SECTION MANAGER	DESIGNED	
SCALE	AS SHOWN	DATE JANUARY 2023
APPROVED	APPROVED	
MANAGER, ENGINEERING MANAGEMENT BUREAU	MANAGER, CITY DISTRIBUTION DIVISION	
PLAN NO. G-0002	DRAWING / FILE NO. #####	REVISION NO. 0

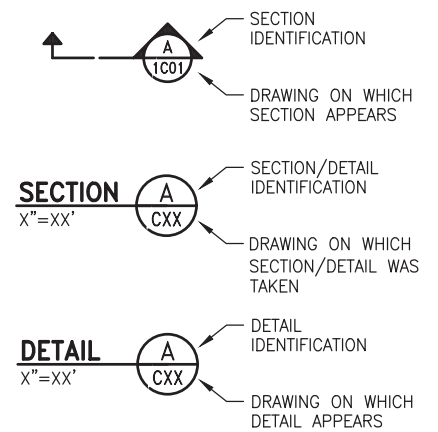
GENERAL ABBREVIATIONS

AB	AGGREGATE BASE/ANCHOR BOLT	HYD	HYDRAULIC	T	TREAD
AC	ASPHALT CONCRETE	ID	INSIDE DIAMETER	t	THICKNESS
ADD	ADDITION(AL)	IN	INCH	T & B	TOP & BOTTOM
ALT	ALTERNATE	INFO	INFORMATION	TEL	TELEPHONE/TELECOM
APPROX	APPROXIMATE	INST	INSTRUMENTATION	TEMP	TEMPORARY
ARCH	ARCHITECTURAL	INV	INVERT	TO	TOP OF
AVE	AVENUE	IRR	IRRIGATION	TOC	TOP OF CURB, TOP OF CONCRETE
AVG	AVERAGE	JT	JOINT	TOW	TOP OF WALL
BAAQMD	BAY AREA AIR QUALITY MANAGEMENT DISTRICT	JCT	JUNCTION	TYP	TYPICAL
BEG	BEGIN(NING)	L	LENGTH	THK	THICK
BLDG	BUILDING	LB	POUND	THRU	THROUGH
BLVD	BOULEVARD	LEV	LEVEL	TS	TEST STATION
BOT	BOTTOM	LT	LEFT	TYP	TYPICAL
BOF	BOTTOM OF FOOTING	LONG	LONGITUDINAL	UG, U/G	UNDERGROUND
BRG	BEARING	LP	LOW POINT, LOW PRESSURE	UON	UNLESS OTHERWISE NOTED
		LTG	LIGHTING	U/N, U.O.N.	UNLESS OTHERWISE NOTED
C	CONDUIT	MAN	MANUAL	V/VERT	VERTICAL
CB	CATCH BASIN/CIRCUIT BREAKER	MATL	MATERIAL	VAC	VACUUM
C/C or CC	CENTER TO CENTER	MAX	MAXIMUM	VC	VERTICAL CURVE
CL	CENTER LINE	MECH	MECHANICAL	VL	VALVE
CF	CUBIC FEET	MFR	MANUFACTURE(R)	VOL	VOLUME
CFS	CUBIC FEET PER SECOND	MH	MANHOLE	VPI	VERTICAL POINT OF INTERSECTION
CIR	CIRCLE	MIN	MINIMUM, MINUTE	V.I.F.	VERIFY IN FIELD
CJ	CONSTRUCTION JOINT	MISC	MISCELLANEOUS	WB	WEST BOUND
CLR	CLEARANCE	MMRP	MITIGATION MONITORING AND REPORTING PROGRAM	WD	WOOD
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MND	MITIGATED NEGATIVE DECLARATION (OCTOBER 2014)	WEF	WILDLIFE EXCLUSION FENCE
CMP	CORRUGATED METAL PIPE	N	NORTH	WHT	WHITE
CO	CLEAN OUT	NF	NEAR FACE	WL	EDGE OF WATER
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	W/	WITH
CONC	CONCRETE	NO	NUMBER	W/O	WITHOUT
CONN	CONNECTION	NOM	NOMINAL	W	WIDTH, WEST, WATER, WIRE
COND	CONDUIT	NTS	NOT TO SCALE	WS	WATER SURFACE
CONT	CONTINUE/CONTINUOUS	(N)	NEW	WT	WATER TIGHT, WEIGHT
CONST	CONSTRUCTION	OC	ON CENTER	YD	YARD
CTEL	CONNECT TO EXISTING LINE	OD	OUTSIDE DIAMETER	#	NUMBER
CTR	CENTER	OF	OUTSIDE FACE		
		OH	OVERHEAD		
		OPNG	OPENING		
D	DEPTH/DIAMETER	P	POLE		
DET	DETAIL	PB	PULL BOX		
DI	DRAINAGE INLET	PC	PORTLAND CEMENT CONCRETE		
DIA	DIAMETER	PCC	PRESTRESSED CONCRETE CYLINDER PIPE		
DIAG	DIAGRAM	PH	PHASE		
DIM	DIMENSION	PL, PL	PLATE OR PROPERTY LINE		
DN	DOWN	PI	POINT OF INTERSECTION		
DR	DRAINAGE, DOOR	POC	POINT OF CONNECTION		
DWG	DRAWING	PSF	POUNDS PER SQUARE FOOT		
		PSI	POUNDS PER SQUARE INCH		
		PT	POINT		
E	EAST/EXISTING	PTFE	POLYTETRAFLUOROETHYLENE (TEFLON)		
EA	EACH	PVC	POLYVINYL CHLORIDE		
EC	END CURVE	PVI	POINT OF VERTICAL INTERSECTION		
EE	EACH END	PVMT	PAVEMENT		
EF	EACH FACE	(P)	PROPOSED		
EG	EXISTING GRADE	R	RADIUS, RISER		
EL	ELEVATION	RAP	REMEDIAL ACTION PLAN (NOVEMBER 2014)		
ELEC	ELECTRICAL	RC	REINFORCED CONCRETE		
ELL	ELBOW	RD	ROAD OR ROOF DRAIN		
EQ	EQUAL	REF	REFERENCE		
EQUIP	EQUIPMENT	REINF	REINFORCEMENT		
ES	EACH SIDE	REQ'D/REQ	REQUIRED		
EW	EACH WAY	RT	RIGHT		
(A)	EXISTING	RWQCB	REGIONAL WATER QUALITY CONTROL BOARD		
EXP	EXPANSION	S	SLOPE		
		SCH	SCHEDULE		
		SD	STORM DRAIN		
		SDMH	STORM DRAIN MANHOLE		
		SECT	SECTION		
		SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION		
		SFWD	SAN FRANCISCO WATER DEPARTMENT		
		SHT	SHEET		
		SIM	SIMILAR		
		SPEC	SPECIFICATION(S)		
		SQ	SQUARE		
		SS	SANITARY SEWER/STAINLESS STEEL		
		ST	STREET		
		STA	STATION		
		STD	STANDARD		
		STL	STEEL, STREET LIGHTING		
		STRUCT	STRUCTURE		
		SURF	SURFACE		
		SWPPP	STORM WATER POLLUTION PREVENTION PLAN		

GENERAL LEGEND

CL	CENTER LINE	CB	CATCH BASIN
VC-3	EXISTING SURVEY CONTROL POINT	HR	HAUL ROAD
Ø	DIAMETER	CONC	CONCRETE
x	SPOT ELEVATION	(E) GRAVEL	
Tree Symbol	TREE, SHRUB	(E) PAVEMENT	
Rock Symbol	ROCK SURFACE	STAGING AREA	
Natural Ground Symbol	NATURAL GROUND OR GRADE	COMMUNICATIONS LINE	
Backfill Symbol	BACKFILL	DRAIN SWALE	
AC BERM Symbol	AC BERM	EDGE OF WATER	
1.5:1 Slope Symbol	SLOPE GRADIENT (HOR. : VERT.)	EDGE OF WETLAND (FEDERAL)	
Flow Line Symbol	FLOW LINE	ELECTRICAL LINE	
Cut Slope Symbol	CUT SLOPE	FENCE	
Fill Slope Symbol	FILL SLOPE	FLOW LINE DIRECTION	
(E) Ground Contour Symbol	(E) GROUND CONTOUR	GAS LINE	
Finished Grade Contour Symbol	FINISHED GRADE CONTOUR	LIMITS OF WORK	
GP Symbol	GATE POST	APPROXIMATE SETBACK LINE	
Guy Anchor Symbol	GUY ANCHOR	TEL/AT&T LINE	
PP Symbol	POWER POLE	UNKNOWN BURIED PIPE OR CONDUIT	
Utility Pole Symbol	UTILITY POLE	WATER LINE	
TP Symbol	TELEPHONE POLE		
#1 Symbol	GRID COORDINATE		

TYPICAL SECTION/DETAIL NUMBERING SYSTEM



REFERENCES
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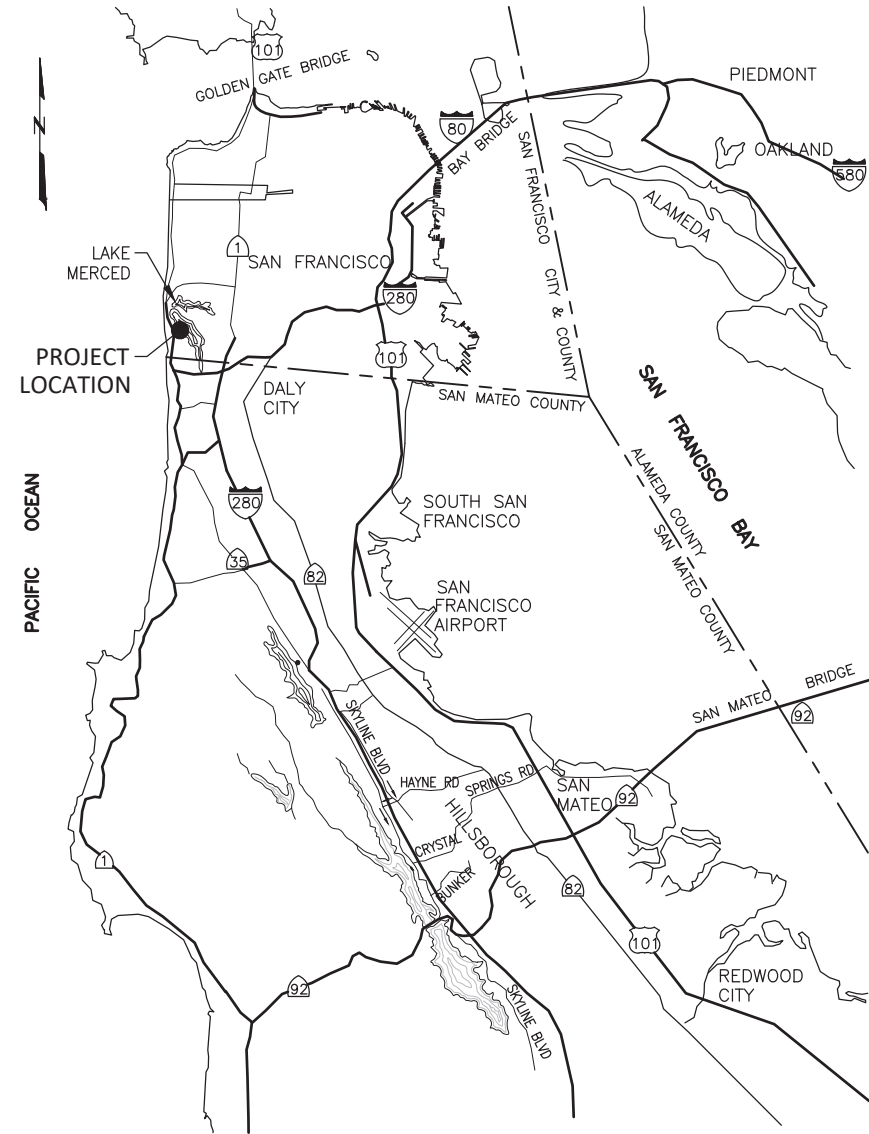
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CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE PHASE II

ABBREVIATIONS AND LEGEND

CHECKED / APPROVED	DRAWN
SECTION MANAGER	DESIGNED
SCALE	DATE
AS SHOWN	JANUARY 2023
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LOCATION MAP
NTS



VICINITY MAP
NTS

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II**

LOCATION MAP AND VICINITY MAP

CHECKED / APPROVED	DRAWN
SECTION MANAGER	DESIGNED
SCALE	DATE
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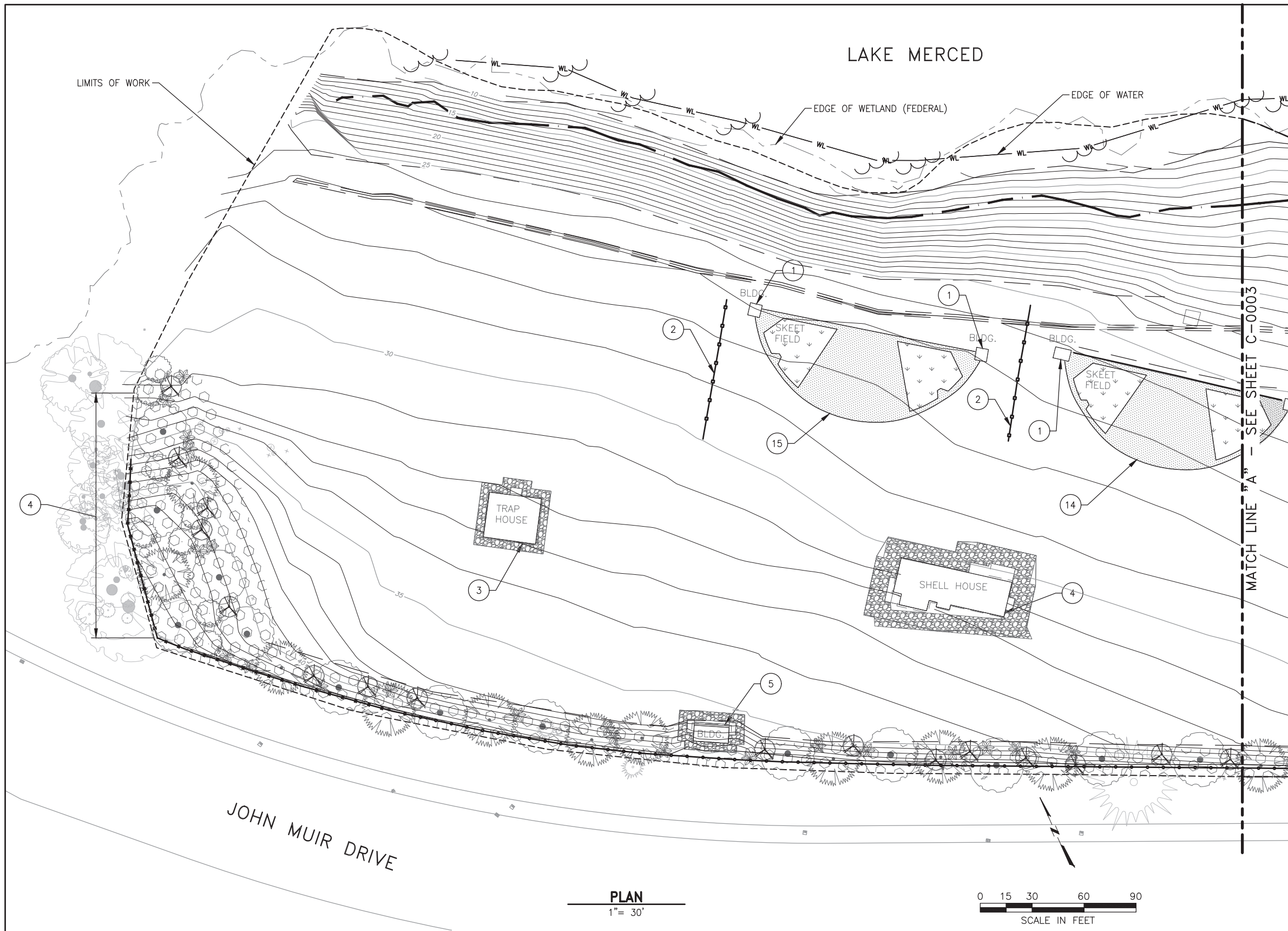
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- LEGEND**
- ◊ ITEMS TO BE PROTECTED
 - ITEMS TO BE DEMOLISHED/REMOVED
 - ITEMS TO BE REMOVED AND REPLACED WITH SAND AND GRAVEL
 - ⬡ ITEMS TO BE SALVAGED, AND RE-INSTALLED AFTER COMPLETION OF EXCAVATION AND GRADING

- ① REMOVE HIGH/LOW HOUSE
- ② REMOVE WOOD FENCE
- ③ REMOVE TRAP HOUSE AND CONCRETE FOUNDATION
- ④ REMOVE SHELL HOUSE AND CONCRETE FOUNDATION
- ⑤ REMOVE RESTROOM BLDG AND CONCRETE FOUNDATION
- ⑥ REMOVE RIFLE RANGE BLDG AND CONCRETE FOUNDATION
- ⑦ REMOVE 3-CAR GARAGE AND CONCRETE FOUNDATION
- ⑧ REMOVE BBQ SHED AND CONCRETE FOUNDATION
- ⑨ REMOVE CARETAKER'S HOUSE AND CONCRETE FOUNDATION
- ⑩ REMOVE CLUBHOUSE AND CONCRETE FOUNDATION
- ⑪ REMOVE LIGHT POLE AND CONCRETE FOUNDATION
- ⑫ REMOVE BENCHES AND CONCRETE FOUNDATION
- ⑬ REMOVE TREES
- ⑭ REMOVE DESSICATED GRANITE SKEET FIELD
- ⑮ EXISTING SKEET FIELD WITH DESSICATED GRANITE SURFACE TO BE PRESERVED

- NOTES:**
1. SEE PLAN NO. CO-02 FOR GENERAL NOTES.
 2. SEE PLAN NO. CO-03 ABBREVIATIONS AND LEGEND.
 3. SEE FOR EXCAVATION DETAILS AROUND THE STRUCTURES TO BE DEMOLISHED.

PLAN
1" = 30'



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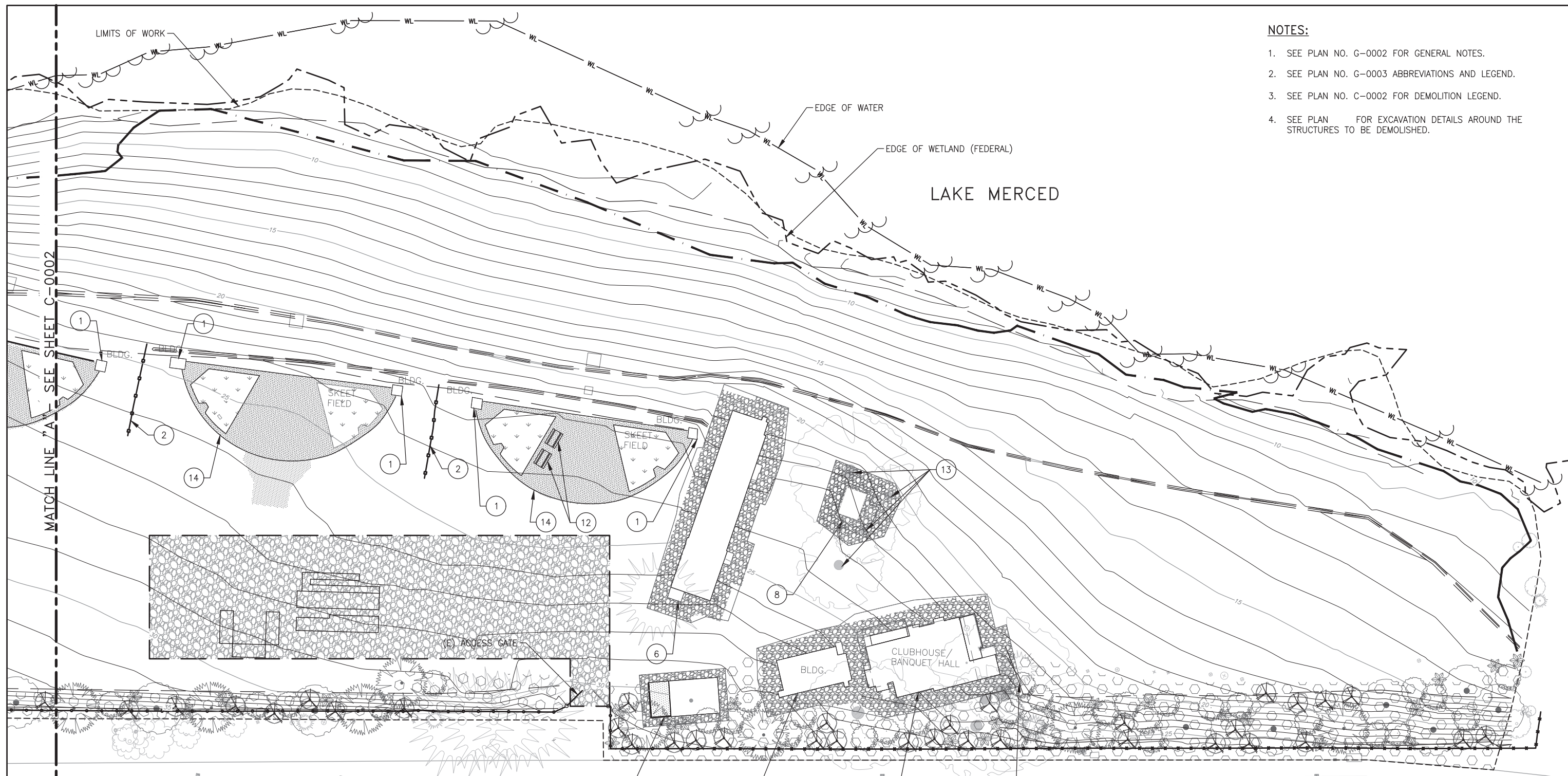
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CITY AND COUNTY OF SAN FRANCISCO
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SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II

DEMOLITION PLAN
SHEET 1 OF 2

CHECKED / APPROVED	DRAWN
SECTION MANAGER	DESIGNED
SCALE AS SHOWN	DATE JANUARY 2023
APPROVED	APPROVED
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PLAN NO. C-0002	DRAWING / FILE NO. #####
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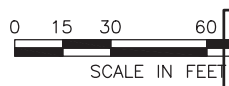


- NOTES:**
1. SEE PLAN NO. G-0002 FOR GENERAL NOTES.
 2. SEE PLAN NO. G-0003 ABBREVIATIONS AND LEGEND.
 3. SEE PLAN NO. C-0002 FOR DEMOLITION LEGEND.
 4. SEE PLAN NO. G-0002 FOR EXCAVATION DETAILS AROUND THE STRUCTURES TO BE DEMOLISHED.

MATCH LINE "A" - SEE SHEET C-0002

JOHN MUIR DRIVE

PLAN
1" = 30'



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**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II**

**DEMOLITION PLAN
SHEET 1 OF 2**

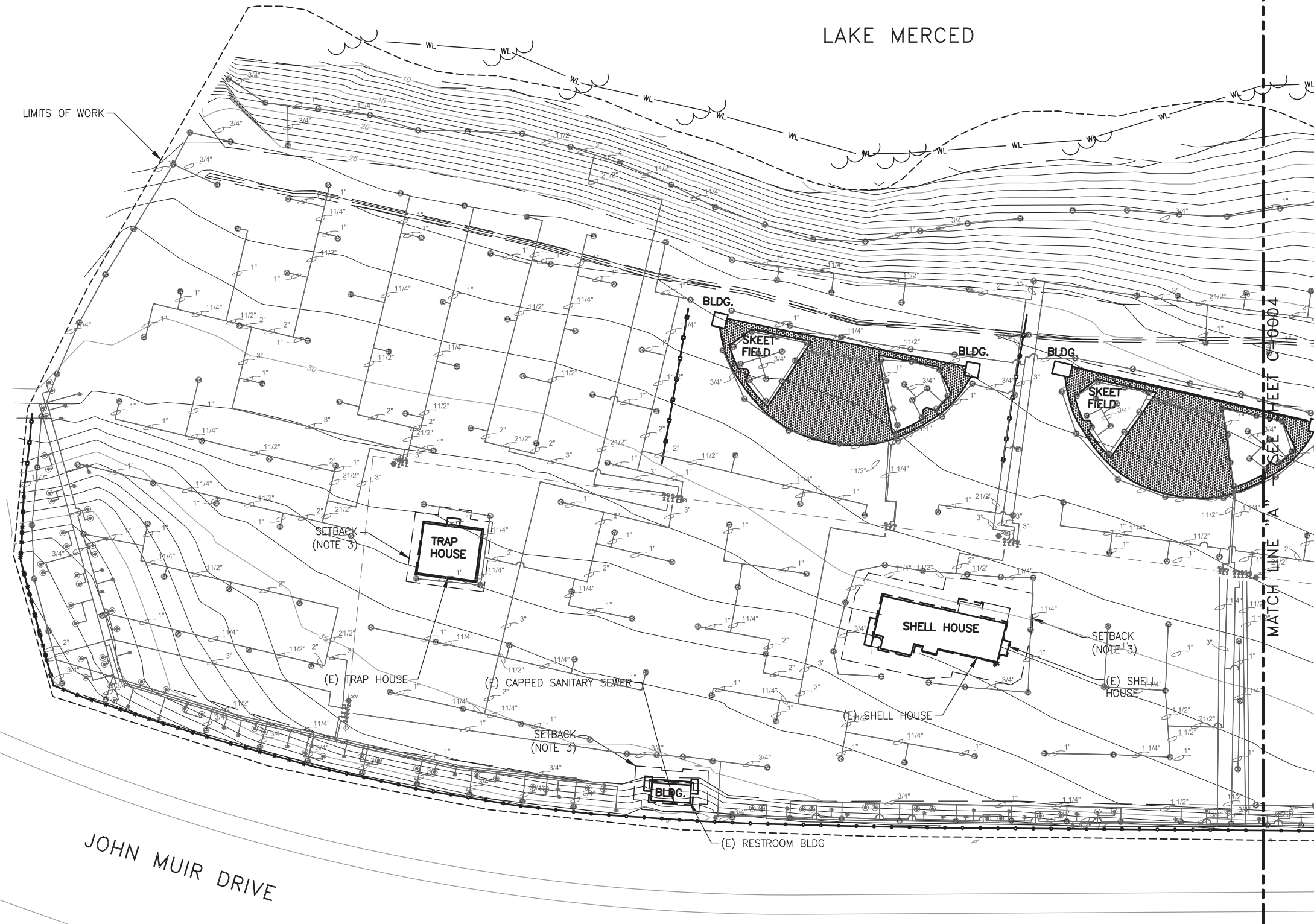
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NOTES:

- FOR IRRIGATION LINE SEE REFERENCE SHEETS L2.00 - L2.07 PROJECT 2252341.

LIMITS OF WORK

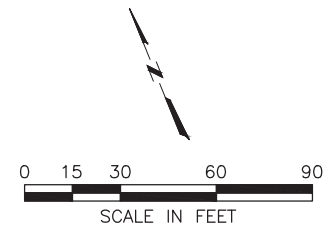


MATCH LINE "A" SEE SHEET C-0004

JOHN MUIR DRIVE

PLAN

SCALE: 1" = 30'



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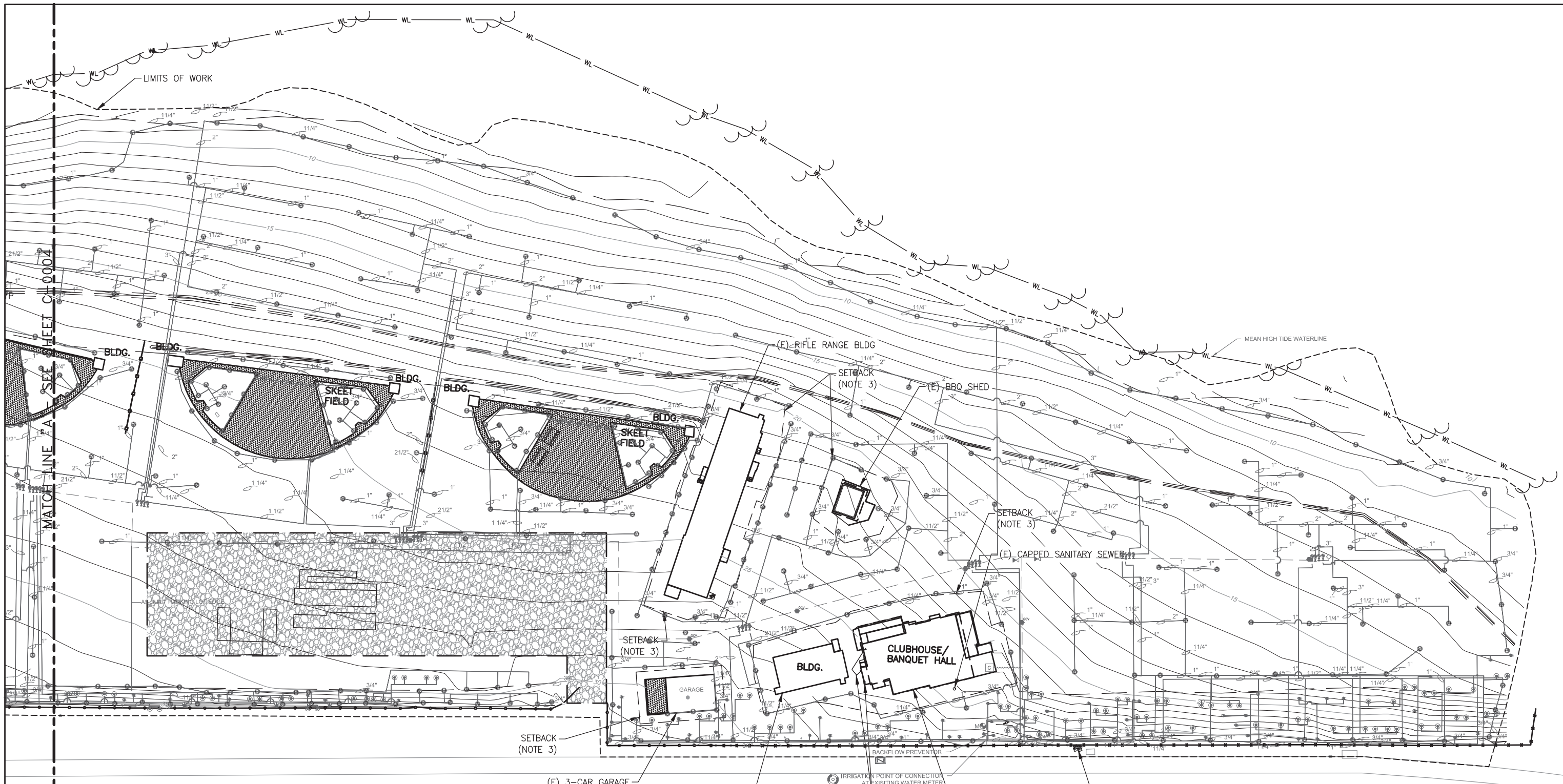
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CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II

EXISTING UTILITIES AND IRRIGATION PLAN
SHEET 1 OF 2

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JOHN MUIR DRIVE

(E) 3-CAR GARAGE (E) CARETAKER'S HOUSE (E) CAPPED GAS LINE (E) CLUBHOUSE (E) UTILITY BOX

PLAN
1" = 30'

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II

EXISTING UTILITIES AND IRRIGATION AND PLAN
SHEET 2 OF 2

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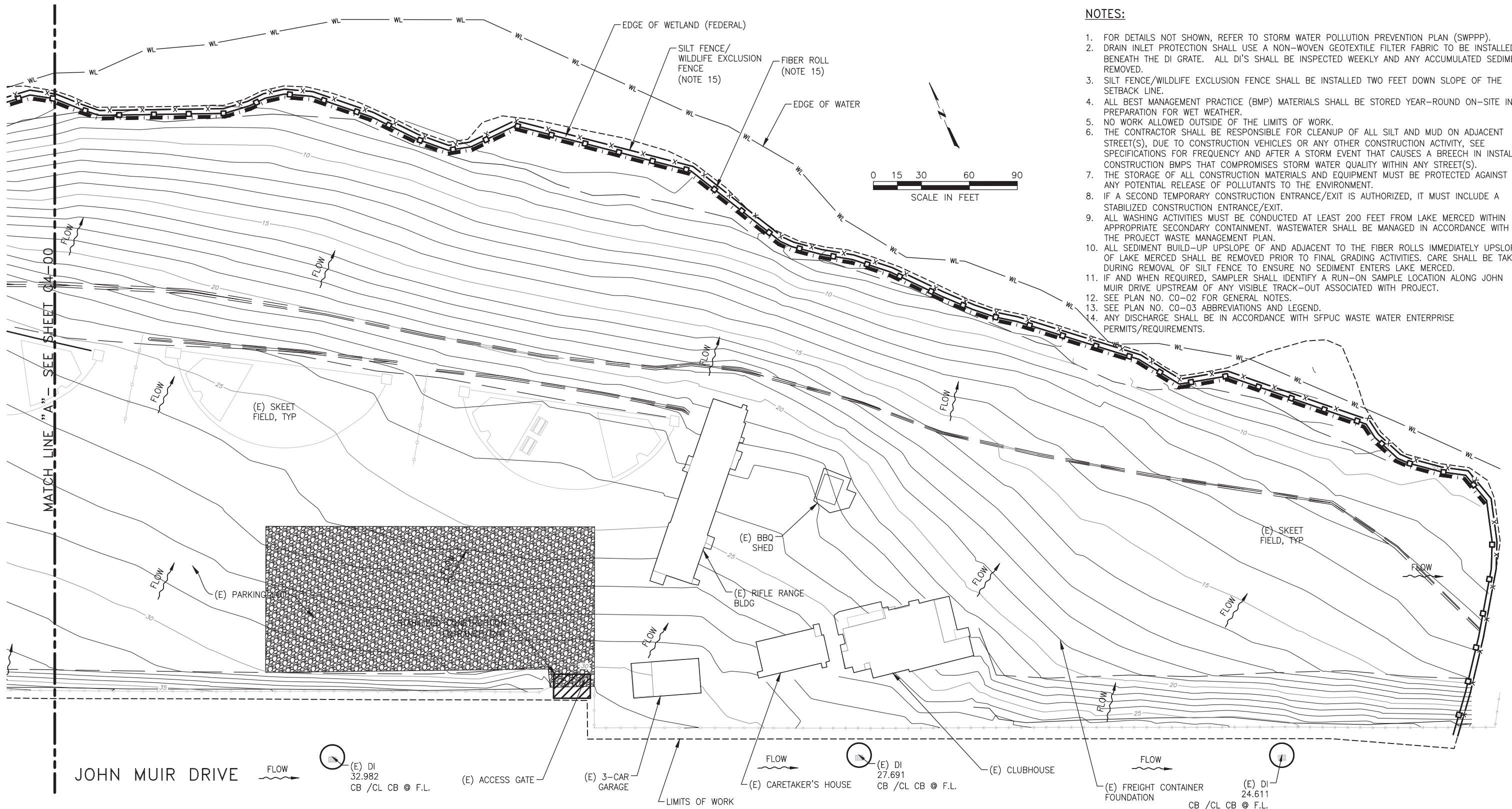
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NOTES:

1. FOR DETAILS NOT SHOWN, REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. DRAIN INLET PROTECTION SHALL USE A NON-WOVEN GEOTEXTILE FILTER FABRIC TO BE INSTALLED BENEATH THE DI GRATE. ALL DI'S SHALL BE INSPECTED WEEKLY AND ANY ACCUMULATED SEDIMENT REMOVED.
3. SILT FENCE/WILDLIFE EXCLUSION FENCE SHALL BE INSTALLED TWO FEET DOWN SLOPE OF THE SETBACK LINE.
4. ALL BEST MANAGEMENT PRACTICE (BMP) MATERIALS SHALL BE STORED YEAR-ROUND ON-SITE IN PREPARATION FOR WET WEATHER.
5. NO WORK ALLOWED OUTSIDE OF THE LIMITS OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S). DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, SEE SPECIFICATIONS FOR FREQUENCY AND AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs THAT COMPROMISES STORM WATER QUALITY WITHIN ANY STREET(S).
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS TO THE ENVIRONMENT.
8. IF A SECOND TEMPORARY CONSTRUCTION ENTRANCE/EXIT IS AUTHORIZED, IT MUST INCLUDE A STABILIZED CONSTRUCTION ENTRANCE/EXIT.
9. ALL WASHING ACTIVITIES MUST BE CONDUCTED AT LEAST 200 FEET FROM LAKE MERCED WITHIN APPROPRIATE SECONDARY CONTAINMENT. WASTEWATER SHALL BE MANAGED IN ACCORDANCE WITH THE PROJECT WASTE MANAGEMENT PLAN.
10. ALL SEDIMENT BUILD-UP UPSLOPE OF AND ADJACENT TO THE FIBER ROLLS IMMEDIATELY UPSLOPE OF LAKE MERCED SHALL BE REMOVED PRIOR TO FINAL GRADING ACTIVITIES. CARE SHALL BE TAKEN DURING REMOVAL OF SILT FENCE TO ENSURE NO SEDIMENT ENTERS LAKE MERCED.
11. IF AND WHEN REQUIRED, SAMPLER SHALL IDENTIFY A RUN-ON SAMPLE LOCATION ALONG JOHN MUIR DRIVE UPSTREAM OF ANY VISIBLE TRACK-OUT ASSOCIATED WITH PROJECT.
12. SEE PLAN NO. C0-02 FOR GENERAL NOTES.
13. SEE PLAN NO. C0-03 ABBREVIATIONS AND LEGEND.
14. ANY DISCHARGE SHALL BE IN ACCORDANCE WITH SFPUC WASTE WATER ENTERPRISE PERMITS/REQUIREMENTS.

LEGEND

- WL ————— EDGE OF WATER
- EDGE OF WETLAND (FEDERAL)
- LIMITS OF WORK
- ||||| APPROXIMATE SETBACK LINE
- x-x-x- SILT FENCE/WILDLIFE EXCLUSION FENCE
- o-o-o- FIBER ROLL
- (E) DRAIN INLET
- ▨ STABILIZED CONSTRUCTION ENTRANCE/EXIT (AT ALL SITE ENTRANCES/EXITS)
- GEOTEXTILE DRAIN INLET PROTECTION
- FLOW STORM WATER FLOW DIRECTION

PLAN

1" = 30'

NOTES (CONTINUED):

15. REFER TO THE PROJECT STORM WATER POLLUTION PREVENTION PLAN FOR SILT FENCE, FIBER ROLL, AND OTHER EROSION CONTROL DETAILS. SEE SPECIFICATION SECTION 01 57 23 - STORMWATER POLLUTION PREVENTION AND 01 35 43 - ENVIRONMENTAL PROCEDURES.

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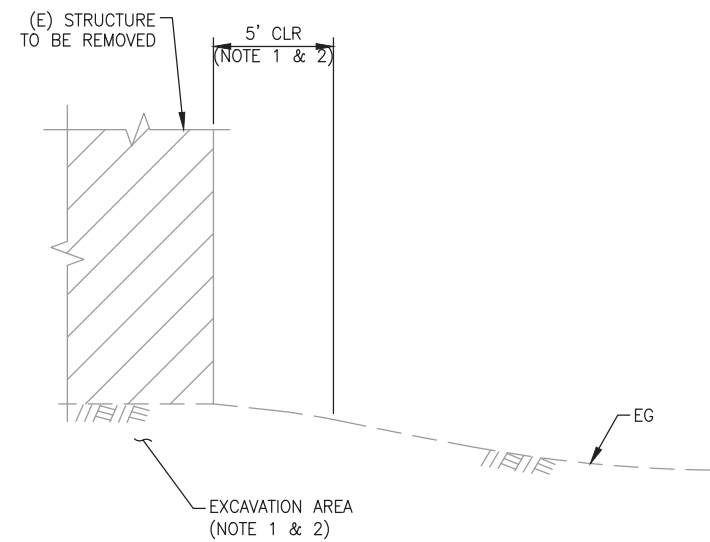
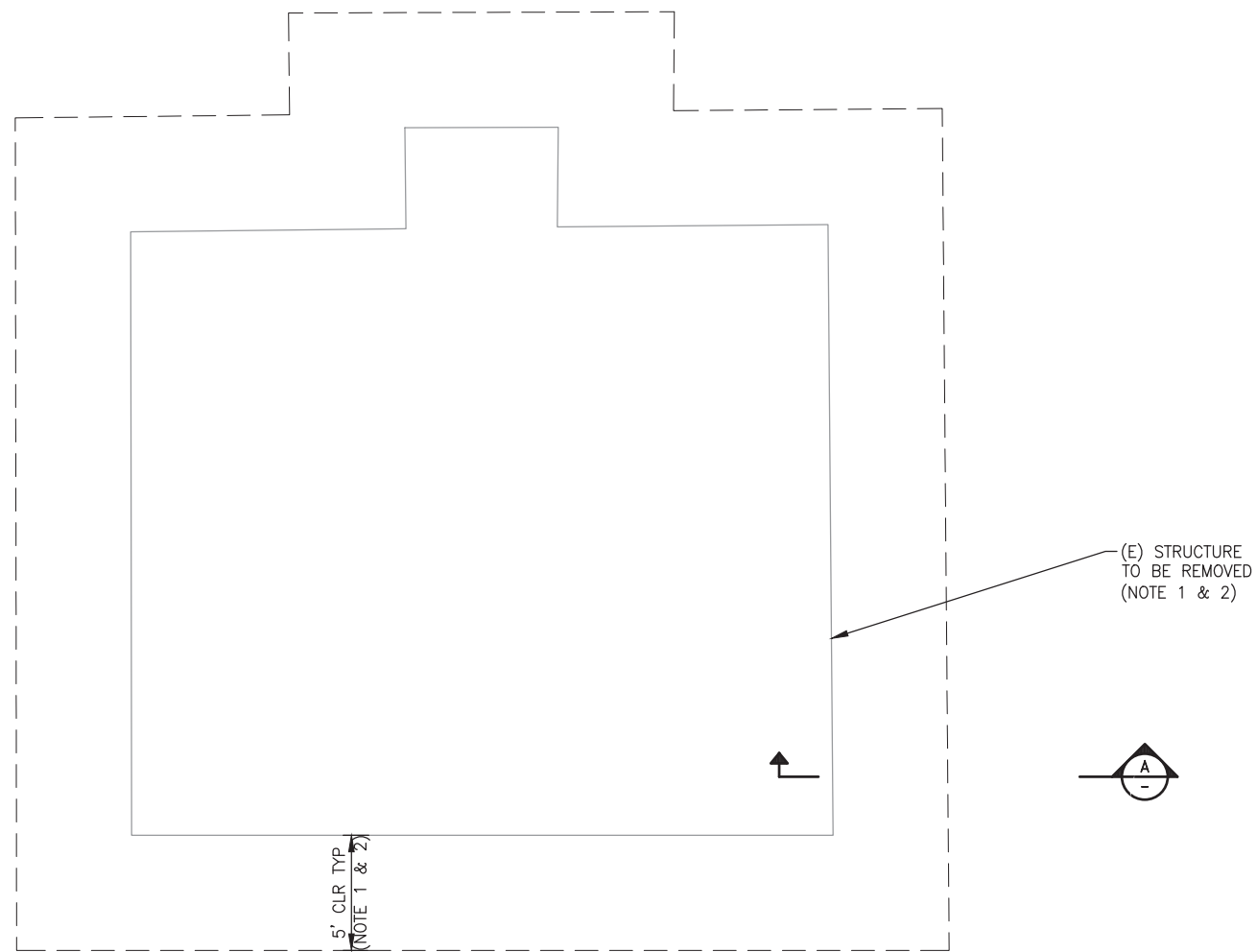
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NOTES:

1. EXCAVATION ACTIVITIES SHALL WITHIN 5 FEET OF THE FOLLOWING STRUCTURES AND UNDER THE STRUCTURES:
 - (E) TRAP HOUSE
 - (E) 3-CAR GARAGE
 - (E) RESTROOM BLDG

2. EXCAVATION ACTIVITIES SHALL WITHIN 10'-0" OF THE FOLLOWING STRUCTURES AND UNDER THE STRUCTURES. SEE DRAWINGS C-0002 & C-0003 FOR LOCATION OF EXISTING STRUCTURES:
 - (E) SHELL HOUSE
 - (E) CARETAKER'S HOUSE
 - (E) CLUBHOUSE
 - (E) BBQ SHED



DETAIL 1
1/4"=1'-0"

SECTION A
1/4"=1'-0"

CONTRACT NO. WD-2903

CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE II**

STRUCTURAL DETAILS

CHECKED / APPROVED	DRAWN
SECTION MANAGER	DESIGNED
SCALE	DATE
AS SHOWN	JANUARY 2023
APPROVED	APPROVED
MANAGER, ENGINEERING MANAGEMENT BUREAU	MANAGER, CITY DISTRIBUTION DIVISION
PLAN NO. S-5001	DRAWING / FILE NO. #####
	REVISION NO. 0

95% SUBMITTAL

REFERENCES
GATE BOOK PAGES, PLANS,
SURVEY NOTES, ETC., USED

GATE BOOK PAGES
NO.



FOR THE SOLE USE OF THE DOCUMENT
RECIPIENT - DO NOT CITE, COPY, OR
CIRCULATE WITHOUT THE EXPRESSED
PERMISSION OF THE SFPUC.

NO.	DATE	DESCRIPTION	BY	APPRD
REVISIONS				

EXHIBIT C:

MAPS AND CONTEXT PHOTOS

AERIAL PHOTO



Planning Commission Hearing
Case Number 2019-014146CTZ
520 John Muir Drive

PHOTOS



CLUBHOUSE (1)



CARETAKERS HOUSE (2)



RIFLE RANGE BUILDING (3)



THREE-CAR GARAGE (4)

PHOTOS



HIGH/LOW HOUSE AND WOOD FENCE (TYP) ①



TRAP HOUSE ②



SHELL HOUSE ③



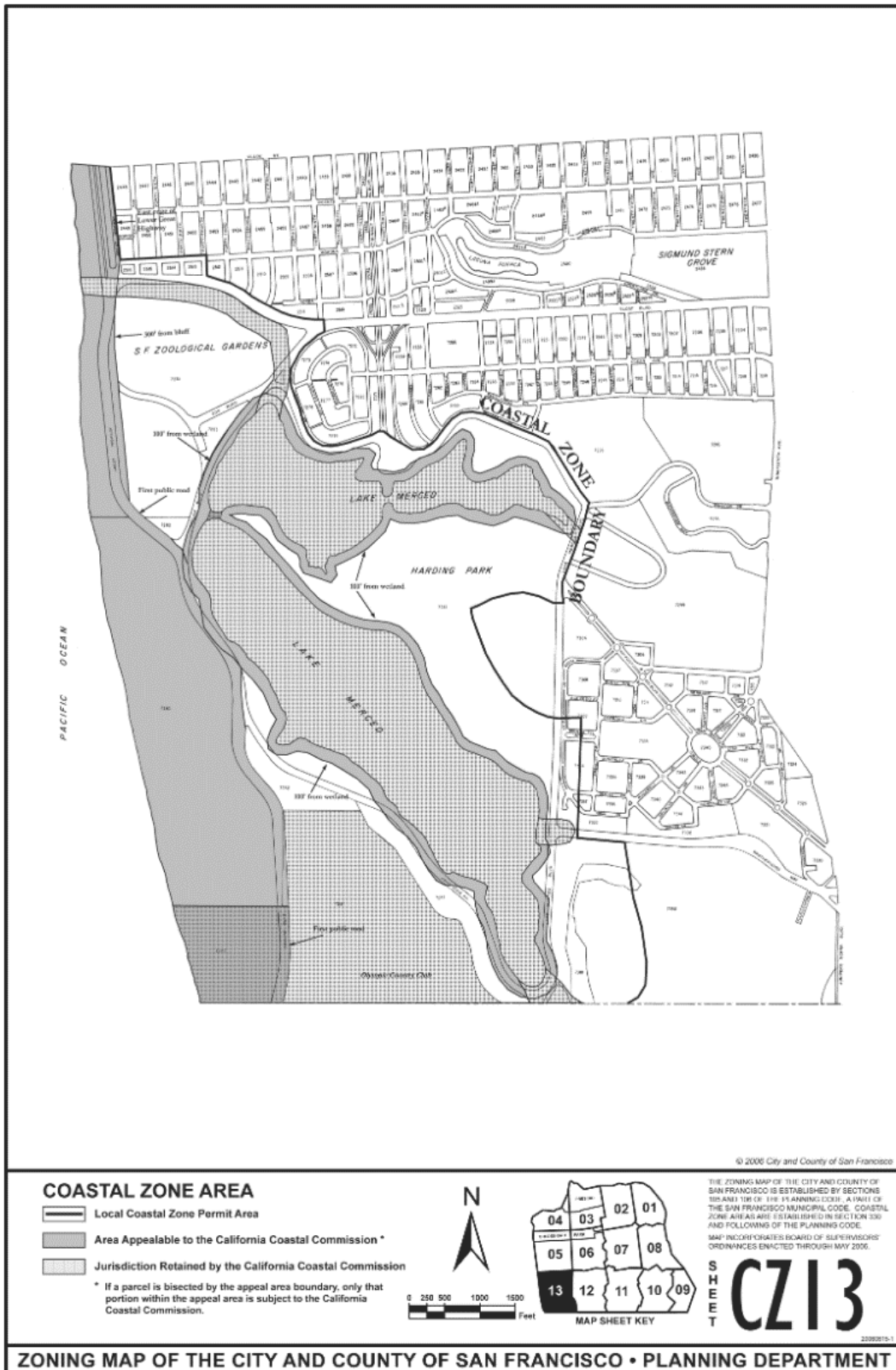
BBQ SHED ④

ZONING MAP



Planning Commission Hearing
Case Number 2019-014146CTZ
520 John Muir Drive

COASTAL ZONE BOUNDARY



Planning Commission Hearing
 Case Number 2019-014146CTZ
 520 John Muir Drive

EXHIBIT D:

EIR PLANNING COMMISSION MOTION NO. 21226



PLANNING COMMISSION MOTION NO. 21226

HEARING DATE: JANUARY 12, 2023

Record No.: 2019-014146ENV
Project Title: Lake Merced West Project
Zoning: P (Public)
Block/Lot: 7283/004
Project Sponsor: San Francisco Recreation and Parks Department
Chris Townes – (628) 652-6612
Chris.Townes@sfgov.org
Property Owner: City and County of San Francisco, San Francisco Public Utilities Commission
Obiajulu Nzewi – (415) 554-1876
ONzewi@sflower.org
Staff Contact: Julie Moore – (628) 652-7566
Julie.Moore@sfgov.org

ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED RECREATIONAL FACILITY ON 11 ACRES AT 520 JOHN MUIR DRIVE, ON THE SOUTHWEST SIDE OF LAKE MERCED IN SAN FRANCISCO.

MOVED, that the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2019-014146ENV, for the Lake Merced West Project (hereinafter “Project”), based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).
 - A. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on June 9, 2021. This notice was mailed to the Department’s list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site on June 9, 2021.
 - B. On February 23, 2022, the Department published the Draft Environmental Impact Report (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for

public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on February 23, 2022.

- C. The notice of availability of the DEIR and of the date and time of the public hearing were posted at the site on February 23, 2022.
 - D. On February 23, 2022, copies of the DEIR were mailed or otherwise delivered to government agencies through the State Clearinghouse.
 - E. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on February 23, 2022.
2. The Commission held a duly advertised public hearing on said DEIR on March 31, 2022, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on April 11, 2022.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on November 3, 2022, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission. The Project EIR files have also been made available for public review online at <https://tinyurl.com/LakeMercedWestEIR>.
 6. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the DEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the FEIR and the FEIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the FEIR.

7. On January 12, 2023, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
8. The Commission hereby does find that the FEIR concerning File No. 2019-014146ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
 - A. Would have a significant unavoidable project-specific impact on a historical resource.
10. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 12, 2023.

Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NAYS: None

ABSENT: None

ADOPTED: January 12, 2023

EXHIBIT E:

PROJECT SPONSOR BRIEF

memorandum

date January 18, 2024

to San Francisco Planning Commission

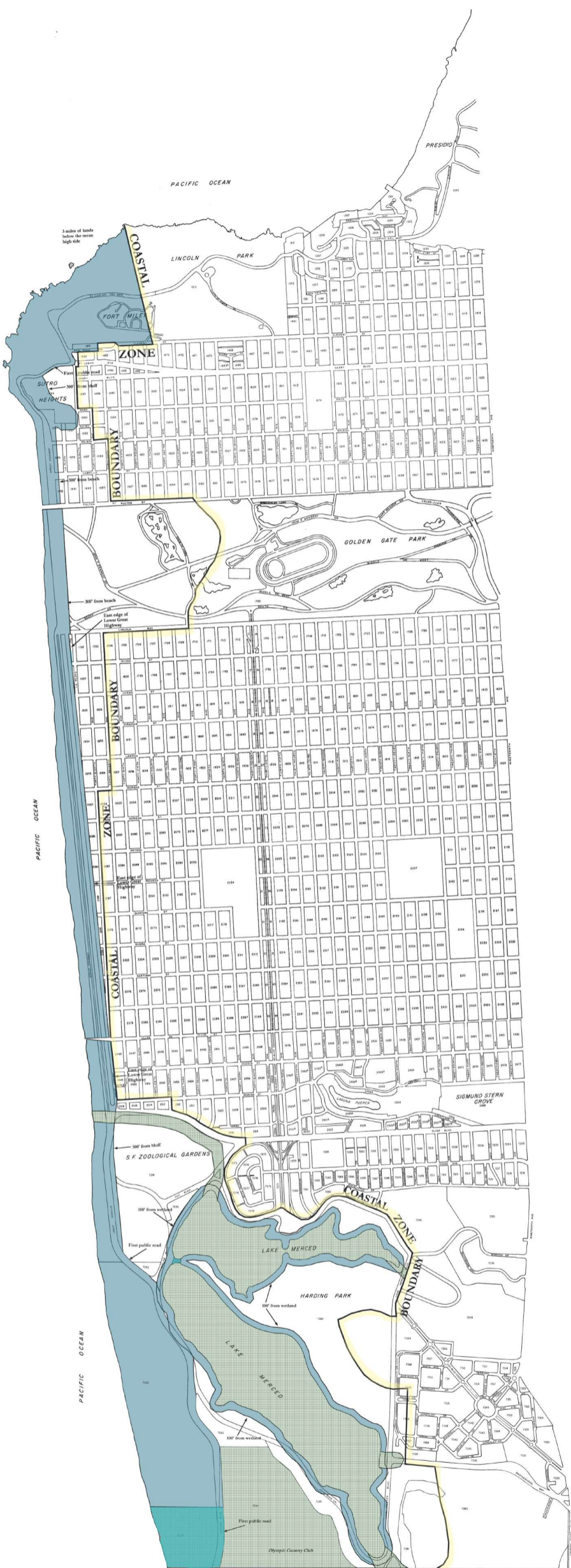
from Project Sponsor

subject Lake Merced West Project Phase 1 Coastal Zone Permit Project Sponsor Brief

The San Francisco Public Utilities Commission (SFPUC) proposes Phase 1 of the Lake Merced West Project (project), which would complete upland remediation and demolish structures on approximately 11 acres at 520 John Muir Drive, on the southwest side of Lake Merced in southwestern San Francisco. The Pacific Rod and Gun Club built and operated skeet and trap shooting facilities at the site from 1934 to 2015. During these activities, lead shotgun pellets and other debris fell onto the site and into the lake. The project site was vacated by the Pacific Rod and Gun Club in 2015 and is currently closed to the public. After the gun club vacated the site, SFPUC implemented the Pacific Rod and Gun Club Upland Soil Remedial Action Project (the soil remediation project), which included soil remediation in portions of the site, under the oversight of the San Francisco Bay Regional Water Quality Control Board (regional board). Prior to future site use, SFPUC is required to complete remediation of upland soils. The activity for which SFPUC is requesting approval under the Coastal Act and Local Coastal Program is Phase 1 of the project, consisting of demolition of the remaining buildings on site and remediation of remaining upland soils. Once Phase 1 is complete the site would remain closed to the public, same as existing conditions.

Phase 1 of the project would proceed over approximately three months. During Phase 1, existing structures would be demolished and upland vegetation removed in some areas. Should any contaminated soil be encountered underlying the existing buildings (in particular, contaminated soil is anticipated to be present beneath and adjacent to the rifle range building and barbeque shed), soil remediation would occur under oversight and consistent with the soil management plan previously approved by the regional board. Demolition and remediation activities would require the removal of approximately 4 eucalyptus trees in the vicinity of the existing barbeque shed in order to access contaminated soils and debris in the area deposited by the Pacific Rod and Gun Club historical activities.

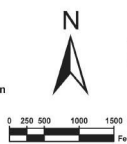
EXHIBIT C



COASTAL ZONE AREA

- Local Coastal Zone Permit Area
- Area Appealable to the California Coastal Commission *
- Jurisdiction Retained by the California Coastal Commission

* If a parcel is bisected by the appeal area boundary, only that portion within the appeal area is subject to the California Coastal Commission.



THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 106 AND 108 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO PLANNING CODE. COASTAL ZONE AREAS ARE ESTABLISHED IN SECTION 330 AND FOLLOWING OF THE PLANNING CODE. MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET CZ13

EXHIBIT D



COASTAL ZONE PERMIT (CTZ)

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 330, all projects within San Francisco's Coastal Zone Area may be required to apply for a Coastal Zone Permit for projects involving demolition, new construction, reconstruction, alteration, change of use, change of occupancy, condominium conversion, and public improvement.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A COSTAL ZONE PERMIT?

The California Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the designated coastal zone. Certain development activities, defined by the California Coastal Act of 1976, generally require a Coastal Zone Permit from either the California Coastal Commission or the local government. These include, but are not limited to: new construction, demolition, or alterations of structures, divisions of land, activities that change the intensity of use of land or public access to coastal waters, rip-rap repair, dredging, repair or maintenance to structures located in an environmentally sensitive habitat area, and alterations of land forms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff, or stream or in areas of natural vegetation. See Planning Code Section 330 for additional information.

Projects that require a Coastal Zone Permit from the Planning Department shall be reviewed for consistency with the City's Western Shoreline Plan, within the San Francisco General Plan. A public hearing is not required unless the proposed project is within the California Coastal Commission appealable subarea or if the Zoning Administrator determines that the project has a significant impact on the Coastal Zone. The applicant shall be notified as to whether the application requires a public hearing. For more information about the Coastal Commission, please visit the following website: <http://www.coastal.ca.gov>.

WHEN IS A COASTAL ZONE PERMIT NECESSARY?

San Francisco's Coastal Zone Area is shown in Section Maps CZ4, CZ5, and CZ13 of the Zoning Map and in the City Zoning Block Books. Projects within the following City Assessor's blocks may be required to apply for a Coastal Permit Application. Blocks: 1481*, 1483*, 1590, 1591, 1592, 1593, 1595, 1596, 1597, 1598, 1689, 1690, 1691, 1692, 1700*, 1701, 1702, 1703, 1802, 1803, 1804, 1805, 1806, 1893, 1894, 1895, 1896, 2001, 2085, 2086, 2168, 2169, 2301, 2314, 2377, 2513, 2515, 2516, 7281, 7283, 7309*, 7309A*, 7333*, 7334*, 7337*, 7380*, 7384*.

**Only a portion of these blocks are within the Coastal Zone. Consult the City Zoning Block Books to determine whether your property is within the Coastal Zone.*

Applicants of projects over tidelands, Lake Merced, the Olympic Country Club, and the Pacific Ocean shore extending 3 miles out to sea are required to apply to the California Coastal Commission for a Coastal Zone Permit.

FEES

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org. For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



COASTAL ZONE PERMIT (CTZ)

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 520 John Muir Drive

Block/Lot(s): 7283/004

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- Other information or applications may be required.
- I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Kathryn L. Miller Digitally signed by Kathryn L. Miller
 Date: 2023.03.24 12:31:47 -07'00'

Signature

Katie L. Miller

Name (Printed)

March 22, 2023

Date

Director - Water Infrastructure @ SFPUC

415-554-1853

kmiller@sfgwater.org

Relationship to Project

Phone

Email

(i.e. Owner, Architect, etc.)

For Department Use Only

Application received by Planning Department:

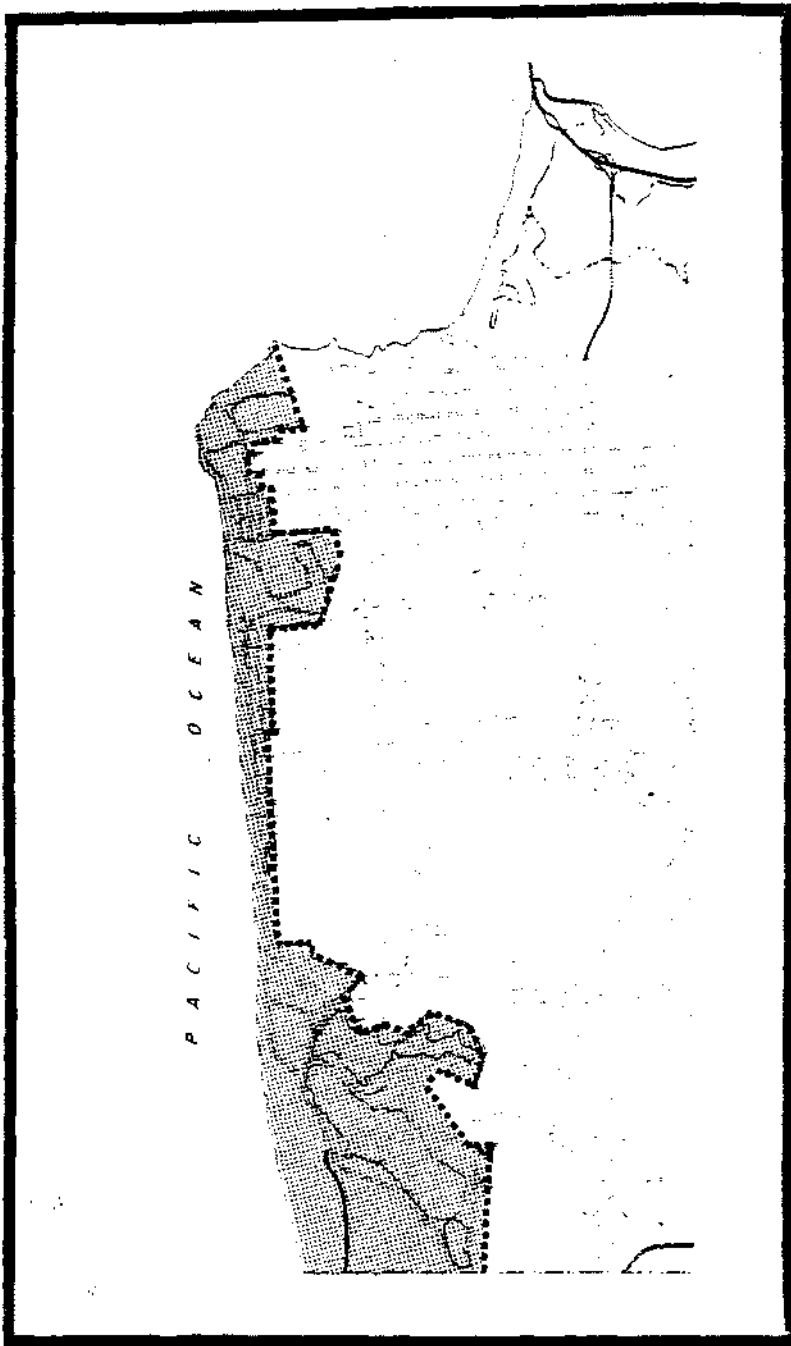
By: _____

Date: _____

EXHIBIT E

COASTAL ZONE PERMIT REVIEW PROCEDURES

SAN FRANCISCO CITY
PLANNING CODE



CERTIFIED AS LEGALLY ADEQUATE
BY THE CALIFORNIA COASTAL
COMMISSION ON 3/14/86
(A Portion of the Zoning
Ordinance)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

SAN FRANCISCO CITY PLANNING CODE

COASTAL ZONE PERMIT PROCEDURES

- Sec. 330. Purpose and Coastal Zone Permit Area.
- Sec. 330.1 Projects Requiring Coastal Zone Permit Review.
- Sec. 330.2 Definitions.
- Sec. 330.3 Projects Exempt from Coastal Zone Permit Review.
- Sec. 330.4 Projects Subject to Coastal Zone Permit Review.
- Sec. 330.4.1 Projects Requiring a Coastal Zone permit from the California Coastal Commission.
- Sec. 330.5 Application for a Coastal Zone Permit.
- Sec. 330.5.1 Permit Application Review for Consistency with the Local Coastal Program.
- Sec. 330.5.2 Findings.
- Sec. 330.5.3 Determination of Permit Jurisdiction.
- Sec. 330.5.4 Planning Commission Review of Coastal Zone Permits.
- Sec. 330.6 Coastal Commission Notification.
- Sec. 330.7 Public Notice.
- Sec. 330.8 Emergency Coastal Zone Permits.
- Sec. 330.9 Appeal Procedures.
- Sec. 330.10 Appealable Projects.
- Sec. 330.11 Who May Appeal a Coastal Zone Permit.
- Sec. 330.12 Permit Approval by Operation of Law.
- Sec. 330.13 Effective Date of Approved Projects.
- Sec. 330.14 Expiration Date and Extensions.
- Sec. 330.15 Coastal Zone Permit Fees.
- Sec. 330.16 Procedural Permit Review Changes.

SEC. 330. PURPOSE AND COASTAL ZONE PERMIT AREA.

- (a) **Purpose.** The purpose of Section 330 through 330.16 is to implement the process of reviewing projects within the Coastal Zone for consistency with the San Francisco Local Coastal Program as required by the California Coastal Act of 1976 as amended.
- (b) **Coastal Zone Permit Area.** The following regulations pertain to the San Francisco Coastal Zone Area designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map.
(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.1. PROJECTS REQUIRING COASTAL ZONE PERMIT REVIEW.

All private projects, except those specifically exempt, shall be required to apply to the San Francisco Department of City Planning for a Coastal Zone Permit for demolition, construction, reconstruction, alterations, change of use, change of occupancy, condominium conversions or any other development on or affecting real property located within the designated boundary of the Coastal Zone.

All public projects, except those specifically exempt, shall be required to apply to the San Francisco Department of City Planning for a Coastal Zone Permit, including any development project or change of use in the coastal zone area of Golden Gate Park, the Zoo, or the Lake Merced area:

A Coastal Zone Permit shall be required in addition to any other permit application which may be required elsewhere by the Planning Code, Building Code, or other Municipal Code.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.2. DEFINITIONS.

For the purposes of this Section 330 through 330.16, the following definitions shall apply:

- (a) An "aggrieved person" for the purpose of appeals to the California Coastal Commission shall be any person who appears at a public hearing in connection with a decision or action appealed to the California Coastal Commission, or who by other appropriate means informed in writing the Zoning Administrator, Planning Commission, or Board of Permit Appeals.
- (b) "Emergency" is defined as a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

- (b) Enlargement or alteration of any structure other than a single-family residence or a public structure or facility, provided that these improvements do not have an adverse environmental effect, adversely affect public access, or involve a change in use contrary to any policy of the Local Coastal Program.
- (c) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of a structure or use, provided that it does not fall within the requirement in Sec. 330.4 (e), (h), and (i).
- (d) The replacement of any structure, other than a public structure or facility, destroyed by natural disaster. Such replacement structure shall (1) conform to applicable Building Code, other standards of this Code and zoning requirements, and other applicable Municipal Code, (2) shall be for the same use as the destroyed structure, (3) shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and (4) shall be sited in the same location on the affected property as the destroyed structure.
- (e) The conversion of any existing multiple-unit residential structure to a time-share project, resort club, vacation club, estate, or other short-term use.
- (f) The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this Code.
- (g) Recreation and Park tree trimming, reforestation and support services, landscaping improvements, vegetation removal and seasonal planting, replacement planting, maintenance, and other park landscaping and planting improvements, provided that this activity does not involve a change contrary to any policy of the Coastal Program.
- (h) Recreation and Park Department road maintenance, repairs, facilities and street lighting, and road and circulation improvements as proposed in the Golden Gate Park Transportation Management Plan.
- (i) Recreation and Park Department play structures, maintenance, and any other Park and Recreation activity that requires no building permit or is subject to section 330.4 (a) through (h) of this Code.
- (j) Maintenance dredging of existing navigation channels or moving dredged materials from such channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

- (k) Maintenance, improvements, and any other projects within the United States Federal lands in designated Golden Gate National Recreation Areas.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.4. PROJECTS SUBJECT TO COASTAL ZONE PERMIT REVIEW.

A Coastal project as defined in Section 330.2(e).

- (a) Construction of any residential or commercial building, structure, or project as defined in Section 330.2(d).
- (b) Any alteration, enlargement or reconstruction of a structure or building which increases the intensity of use of the structure or building.
- (c) Any alteration, enlargement or reconstruction made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion, motel/hotel or time-sharing conversion.
- (d) An enlargement or alteration that would result in an increase of 10 percent or more of internal floor area of the existing structure, or increase in height by more than 10 percent of an existing structure on property located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resource areas as designated by the California Coastal Commission.
- (e) Any repair or maintenance to facilities, structures or public works located in an environmentally sensitive habitat area, any sand area within 50 feet of the edge of a coastal waters or streams that include the placement or removal, whether temporary or permanent, of rip-rap rocks, sand or other beach materials or any other forms of solid materials.
- (f) Alteration or reconstruction of any structure on a beach, wetland, stream, or lake seaward of the mean high tide line; where the structure or proposed improvement would encroach within 50 feet of the edge of a coastal bluff.
- (g) Any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a coastal bluff, or stream or in areas of natural vegetation.

- (h) Any method of routine maintenance dredging that involves:
1. The dredging of 100,000 cubic yards or more within a twelve month period.
 2. The placement of dredged spoils of any quantity within an environmentally sensitive habitat area, or a sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.
 3. The removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the California Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use.
- (i) Any repair or maintenance of a seawall revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:
1. Repair or maintenance involving substantial alteration of the protective work including pilings and other surface or subsurface structures.
 2. The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other form of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries and lakes or on a shoreline protective work except for agricultural dikes within enclosed bays or estuaries.
 3. The replacement of 20 percent or more of the structural materials of an existing structure with materials of a different kind.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.4.1. PROJECTS REQUIRING A COASTAL ZONE PERMIT FROM THE CALIFORNIA COASTAL COMMISSION.

The California Coastal Commission shall retain coastal permit review jurisdiction over all tidelands, submerged lands below the mean high tide, and any other area so designated on Sectional Maps CZ4, CZ5, and CZ13 of the Zoning Map, including the Olympic Country Club, Lake Merced, and the Pacific Ocean shore extending 3 miles out to sea from the mean high tide.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.5. APPLICATION FOR A COASTAL ZONE PERMIT.

A Coastal Zone Permit shall be applied for at the Department of City Planning concurrent with other necessary project permit(s).

- (a) An application for a Coastal Zone Permit where a conditional use authorization is required shall be reviewed subject to the procedures for reviewing conditional use applications in Section 303 of the City Planning Code.
- (b) An application for a Coastal Zone Permit where a variance application is required shall be reviewed subject to the procedures for variances in Section 305 of the City Planning Code.
- (c) An application for a Coastal Zone Permit where a building permit authorization is required shall be reviewed subject to the procedures set forth in the Planning Code, Building Code and part III of the Municipal Code.
- (d) City Planning Code amendments and changes to the Zoning Map shall be conducted according to Section 302 of the City Planning Code.
 1. Amendments to the Local Coastal Program, include, but are not limited to, any action by the Planning Commission, or Board of Supervisors which authorizes a use of a parcel of land other than that designated in the certified Local Coastal Program as a permitted use of such parcel.
 2. Any proposed amendments, set-back proceedings, zoning map changes or interim zoning controls which may alter the Local Coastal Program shall be submitted as a request for an amendment of the Local Coastal Program for review by the California Coastal Commission. No more than three submittals may be made per calendar year. Such amendment shall take effect only after it has been certified by the California Coastal Commission.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.5.1. PERMIT APPLICATION REVIEW FOR CONSISTENCY WITH THE LOCAL COASTAL PROGRAM.

- (a) The City Planning Department shall review all Coastal Zone Permit Applications, Building Permit Applications, Conditional Use Applications, Variances, City Planning Code Amendments, and Zoning Map changes within the Coastal Zone for consistency with the requirements and objectives of the San Francisco Local Coastal Program.

(b) The Board of Permit Appeals shall review all appeals of coastal zone permit applications. Any appeals shall be reviewed by the Board of Permit Appeals for consistency with the requirements and objectives of the San Francisco Local Coastal Program.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.5.2. FINDINGS.

The Zoning Administrator or the City Planning Commission, or Board of Permit Appeals in reviewing a Coastal Zone Permit Application or an appeal thereof shall adopt factual findings that the project is consistent or not consistent with the Local Coastal Program. A Coastal Zone permit shall be approved only upon findings of fact establishing that the project conforms to the requirements and objectives of the San Francisco Local Coastal Program.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.5.3. DETERMINATION OF PERMIT JURISDICTION.

The Zoning Administrator shall determine whether or not a project is exempt or subject to a Coastal Permit Application pursuant to Section 330.2 through 330.4 of the City Planning Code. If the project requires a Coastal Zone Permit Application, the Zoning Administrator shall determine whether the project may be appealed to the California Coastal Commission, or whether the project can only be appealed locally to the Board of Permit Appeals.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.5.4. PLANNING COMMISSION REVIEW OF COASTAL ZONE PERMITS.

The City Planning Commission shall hold a public hearing on any Coastal Zone Permit Application for which the Zoning Administrator has determined from the findings that the project has a significant impact on the Coastal Zone. Any projects which may be appealed to the California Coastal Commission shall be scheduled for review by the Planning Commission. The City Planning Commission may schedule a public hearing on any Coastal Zone Permit Application on its own motion.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.6. COASTAL COMMISSION NOTIFICATION.

The Department of City Planning shall notify the California Coastal Commission of each Coastal Zone Permit Application received as follows:

- (a) A written notice to the California Coastal Commission shall be mailed within ten (10) calendar days of filing of a Coastal Zone Permit Application with the Department of City Planning. This notice shall include the application number, address or location, the nature of the project, determination of whether the project is exempt, or appealable to the California Coastal Commission, and schedule for permit review.
- (b) A written notice to the California Coastal Commission shall be mailed within seven (7) calendar days after a final decision has been made by the Zoning Administrator or City Planning Commission. Notice of approval shall include the findings, the action taken by the Zoning Administrator or City Planning Commission, conditions of approval if any, and procedures for appeal.
- (c) The Department of City Planning shall notify in writing the California Coastal Commission of any appeal of a Coastal Zone Permit Application to the Board of Permit Appeals. This notification shall take place within ten (10) calendar days of filing the appeal. A notice of final action on the appeal shall be mailed by the Department of City Planning to the California Coastal Commission within seven (7) calendar days of such action.
- (d) A local decision on a Coastal Zone Permit shall not be deemed complete until (1) the local decision on the application has been made and all required findings have been adopted, including specific factual findings supporting the legal conclusions that the proposed development is or is not consistent with the Local Coastal Program and (2) when all local rights of appeal have been exhausted.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.7. PUBLIC NOTICE.

In addition to the notice standards of Section 306 through 306.5 in this Code, and any other notice requirement by the Building Code or any other notice required by the Municipal Code, the Zoning Administrator shall mail notice of a Coastal Zone Permit Application to residents within 100 feet of the subject property, and mail notice to any person or group who specifically requests notice. The notice shall identify the nature of the project, its location within the coastal zone, the time and date of hearing if any, and appeal procedures.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.8.

EMERGENCY COASTAL ZONE AUTHORIZATION.

In case of an emergency, temporary emergency authorization to proceed may be given by the Director of Planning or his designee until such time as a full Coastal Zone Permit Application shall be filed.

- (a) An applicant may request an Emergency Coastal Zone Authorization by letter to the Director of Planning, in person or by telephone, if time does not allow. The following information shall be included in the request:
1. The nature of the emergency.
 2. The cause of the emergency, insofar as this can be established.
 3. The location of the emergency.
 4. The remedial, protective, or preventive work required to deal with the emergency.
 5. The circumstances during the emergency that appeared to justify the cause(s) of action taken, including the probable consequences of failing to take action.
- (b) The Director shall verify the facts, including the existence and the nature of the emergency, insofar as time allows. The Director shall provide public notice of the emergency work, with the extent and type of notice determined on the basis of the nature of emergency. If time does not allow for public notice to be given before the emergency work begins, the Director shall provide public notice of the action taken soon thereafter. The Director may grant emergency authorization upon reasonable terms and conditions, including an expiration date and the necessity for a regular permit application later, if the Director finds that:
1. An emergency exists that requires action more quickly than permitted by the procedures for administrative permits or for regular permits and the work can and will be completed within 30 days unless otherwise specified by the terms of the authorization.
 2. Public comment on the proposed emergency action has been reviewed, if time allows.
 3. The work proposed would be consistent with the requirements of the Local Coastal Program.

- (c) The Director shall not grant an Emergency Coastal Zone Authorization for any work that falls within an area that the Coastal Commission retains direct permit review authority as designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map. In such areas, an applicant may request emergency authorization from the California Coastal Commission.
- (d) The Director shall report, in writing, to the Coastal Commission and to the Planning Commission, at its first scheduled meeting after authorizing the emergency work, the nature of the emergency and the work involved. Copies of this report shall be available at the meeting and shall be mailed to all persons who have requested such notification in writing. The report of the Director shall be informational only; the decision to grant an Emergency Coastal Zone Authorization is at the discretion of the Director of City Planning or his designee.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.9. APPEAL PROCEDURES.

- (a) All Coastal Zone Permits Applications may be appealed to the Board of Permit Appeals as described in Sections 308.2 of this Code. Local appeal of a Coastal Zone Permit is not subject to the aggrieved party provisions in Section 330.2(a) of this Code, but must comply with the appeal review procedures of Section 330.5.1(b) and Section 330.5.2 of this Code.
- (b) Appeal to the California Coastal Commission is available only for approved projects in the appealable area of the Coastal Zone, as designated in Sectional Maps CZ4, CZ5, and CZ13 of the Zoning Map. Disapproved Coastal Zone Permit Applications are not appealable to the California Coastal Commission.
- (c) A Coastal Zone Permit which may be appealed to the California Coastal Commission can be appealed by filing with the California Coastal Commission within 10 working days after the California Coastal Commission receives notice of final action from the Department of City Planning. Appeals to the California Coastal Commission are subject to the aggrieved party provisions in Section 330.2(a).
- (d) An applicant is required to exhaust local appeals before appealing to the California Coastal Commission.
- (e) Major public works and energy facilities within the Coastal Zone may be appealed to the California Coastal Commission whether approved or not by the local government.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.10. APPEALABLE PROJECTS.

The following projects may be appealed to the California Coastal Commission:

- (a) Projects approved between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, or as otherwise indicated in Sectional Maps CZ4, CZ5, and CZ13 of the Zoning Map.
- (b) Projects approved and located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.
- (c) Any project which constitutes a major public works project or a major energy facility, including the following:
 1. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
 2. All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. A railroad whose primary business is the transportation of passengers shall not be considered public works nor a development if at least 90 percent of its routes located within the coastal zone utilize existing rail or highway rights-of-way.
 3. All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
 4. All community college facilities.
 5. Major public works or energy facility with an estimated cost of \$100,000 or more.
 6. Energy facilities is any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.11. WHO MAY APPEAL A COASTAL ZONE PERMIT TO THE CALIFORNIA COASTAL COMMISSION.

Appeal of a local decision may be filed by: (1) an applicant; (2) any aggrieved person as defined in Section 330.2(a); or (3) any two members of the California Coastal Commission. In the case of appeal by two Coastal Commission members local appeal need not be exhausted.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.12. PERMIT APPROVAL BY OPERATION OF LAW.

- (a) If the City Planning Department has failed to act on a Coastal Zone Permit Application within a one year period from the date of which the application has been accepted as complete, the person claiming a right to proceed shall notify in writing the Zoning Administrator of his or her claim that the development has been approved by operation of law. Such notice shall specify the application which is claimed to be approved.
- (b) When an applicant claims that a Coastal Zone Permit Application has been approved by operation of law, a written notice shall be mailed by the Zoning Administrator within seven (7) calendar days of such action to the California Coastal Commission and any person entitled to receive notice that the application has been approved by operation of law. Approval of a Coastal Zone Permit Application by expiration of time limitation may be appealed to the California Coastal Commission.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.13. EFFECTIVE DATE OF APPROVED PROJECTS.

- (a) A final decision on an application for an appealable project shall become effective after a ten (10) working day appeal period to the California Coastal Commission has expired, unless either of the following occur: (1) a valid appeal is filed in accordance with City and State regulations, or (2) local government requirements are not met per section 330.6(b). When either of the above occur, the California Coastal Commission shall, within five (5) calendar days of receiving notice of that circumstance, notify the local government and the applicant that the local government action has been suspended. The applicant shall cease construction immediately if that occurs.
- (b) Coastal Zone Permits for projects not appealable to the California Coastal Commission shall become effective only after other required planning or building permit applications have been issued.

(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.14. EXPIRATION DATE AND EXTENSIONS.

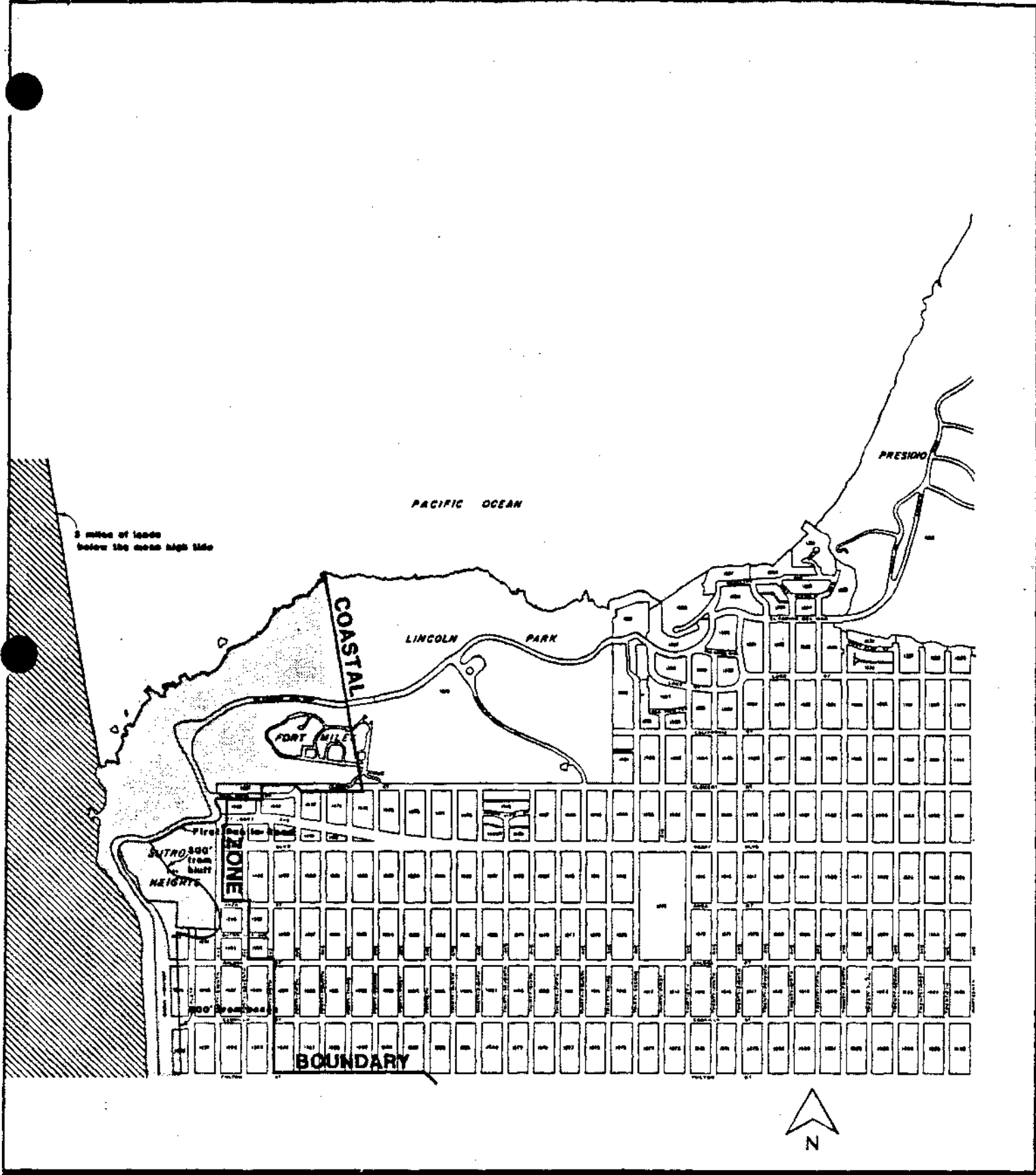
A Coastal Zone Permit shall expire one year from the date of issuance unless otherwise explicitly modified by approval conditions for the project. The Zoning Administrator may extend a Coastal Zone Permit prior to its expiration for up to 12 months from its original date of expiration. Coastal Zone Permit extensions may be granted upon findings that the project continues to be in conformance with the Local Coastal Program.
(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.15. COASTAL ZONE PERMIT FEES.

Before accepting any Coastal Zone Permit Application for filing, the Department of City Planning shall charge and collect a fee as set forth in Section 351(d) for processing a Coastal Zone Permit Application. No fees shall be established for appealing any Coastal Zone Permit.
(Added Ord. 509-85, Approved 11/22/85)

SEC. 330.16. PROCEDURAL PERMIT REVIEW CHANGES.




Any proposed changes in the Coastal Zone Permit procedures specified in Sections 330 through 330.16, or any subsequent action by the Board of Supervisors, Planning Commission or Zoning Administrator pertaining to the permit review process of Coastal Zone Permits shall be submitted to the California Coastal Commission for its review prior to final approval. The California Coastal Commission shall take action on any such amendments within a reasonable time period after the submittal of any such proposals.
(Added Ord. 509-85, Approved 11/22/85)



COASTAL ZONE AREA

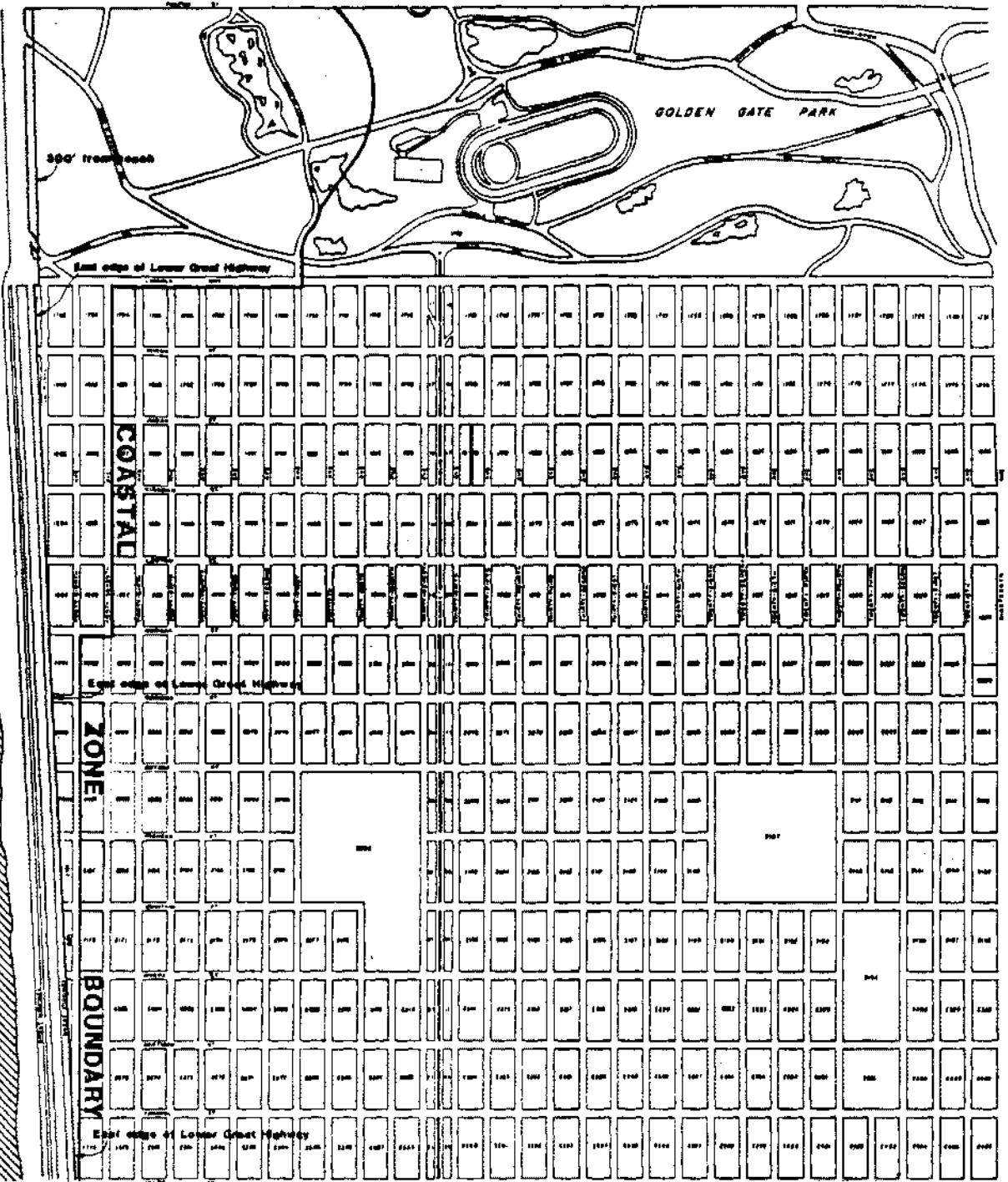
SHEET

CZ4

-  Local Coastal Zone Permit Area
-  Area appealable to the California Coastal Commission*
-  Jurisdiction retained by the California Coastal Commission

San Francisco Municipal Code
 Part II, Chapter II, Section 330
 through 330.16, 1985

* If a parcel is bisected by the appeal area boundary, only that portion of the parcel within the appeal area is subject to appeal to the California Coastal Commission



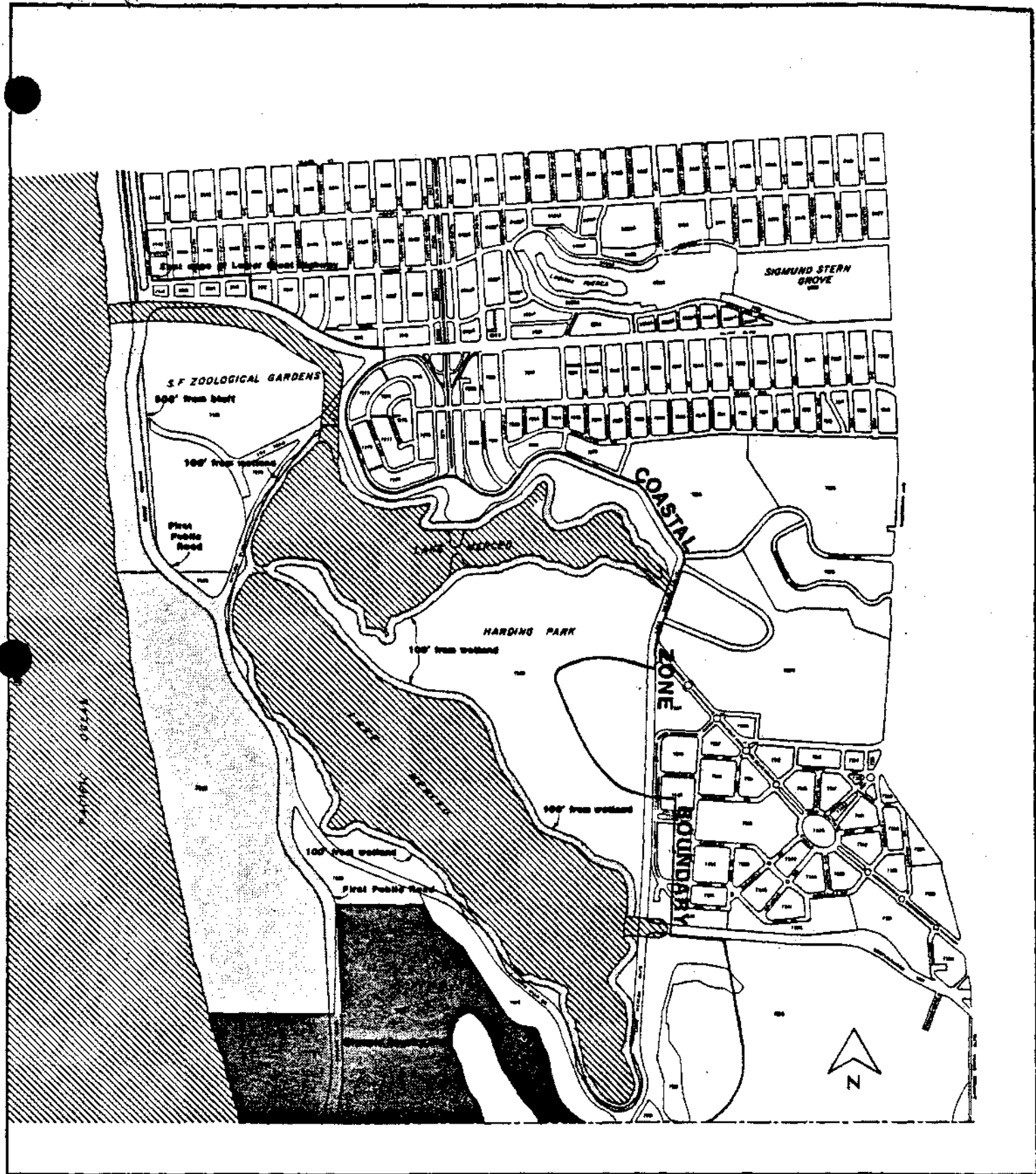
COASTAL ZONE AREA

SHEET

CZ5

- Local Coastal Zone Permit Area
- ▨ Area appealable to the California Coastal Commission
- ▩ Jurisdiction retained by the California Coastal Commission





San Francisco Municipal Code
Part II, Chapter II, Section 330
through 330.16, 1985



COASTAL ZONE AREA

SHEET

CZ13

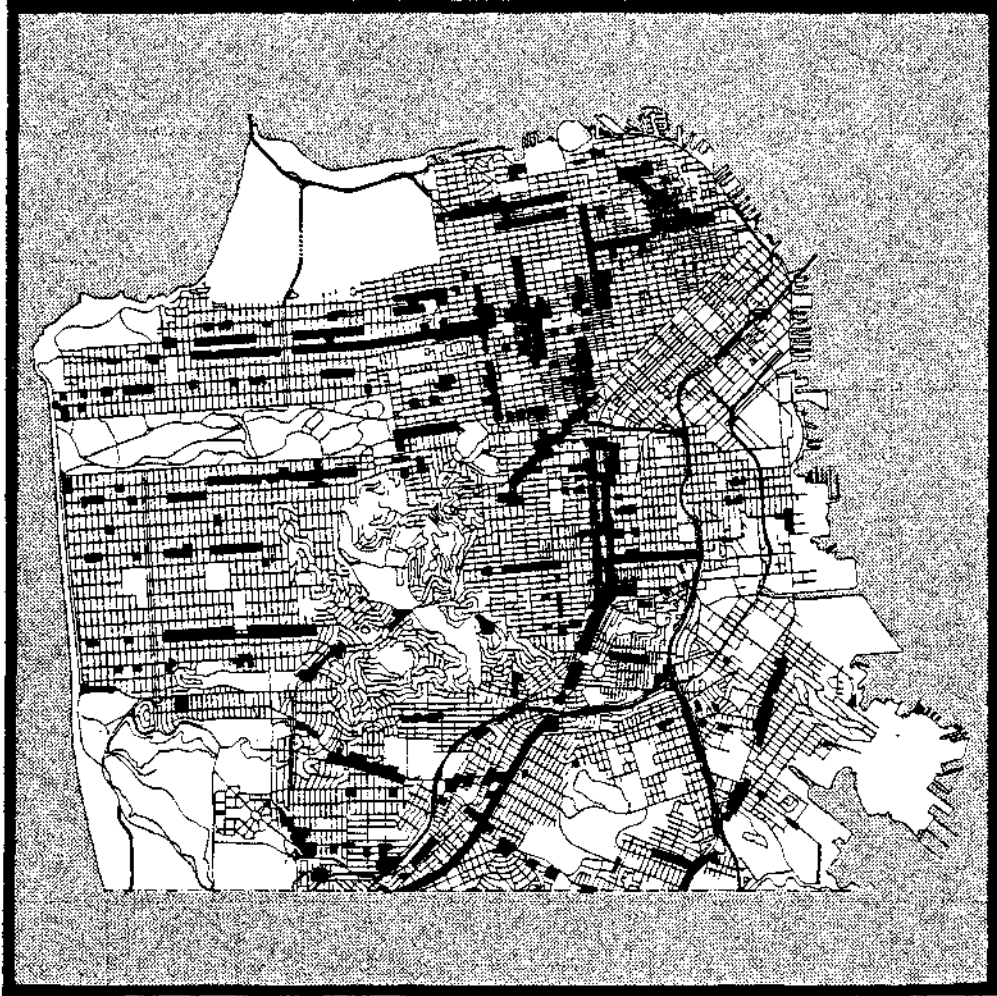
-  Local Coastal Zone Permit Area
-  Area appealable to the California Coastal Commission
-  Jurisdiction retained by the California Coastal Commission
-  Segmentation of Olympic Country Club Area by the California Coastal Commission

San Francisco Municipal Code
Part II, Chapter II, Section 330
through 330.16, 1985

EXHIBIT F

NEIGHBORHOOD

NEIGHBORHOOD



COMMERCIAL

COMMERCIAL

CERTIFIED AS LEGALLY ADEQUATE
BY THE CALIFORNIA COASTAL
COMMISSION ON 3/14/86

(A Portion of the Zoning
Ordinance)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
FEBRUARY 1985



NEIGHBORHOOD COMMERCIAL REZONING

PROPOSAL FOR ADOPTION

Department of City Planning
City and County of San Francisco
February 1985

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INTRODUCTION

This volume contains proposed amendments to the Master Plan and the text and maps of the City Planning Code necessary for the comprehensive revision of zoning controls for San Francisco's neighborhood commercial districts.

BACKGROUND

Detailed investigation of neighborhood commercial planning issues began in 1978, based on concerns raised during Department studies leading to adoption of new residential zoning controls and the Commerce and Industry Element of the Master Plan. At the request of neighborhood residents and local merchants, the Board of Supervisors passed a resolution calling for a zoning study and establishing a temporary moratorium on approval of permits for bars, restaurants, take-out foods, and branch banks on Union Street. Recommendations for Special Use District zoning controls on Union Street were adopted by the City Planning Commission in 1979. Further work led to adoption of similar controls for eleven other neighborhood commercial special use districts and moratoria on bars, restaurants, financial institutions and/or other uses for six other streets. These Special Use Districts and moratoria were adopted pending completion of a citywide neighborhood commercial rezoning study. This report completes that study and contains its recommendations for changes in the City's Master Plan and Planning Code, which is the City's zoning ordinance.

SUMMARY OF PROPOSAL

This Proposal for Adoption contains Master Plan amendments, Planning Code text and Zoning Map amendments for approximately 220 neighborhood commercial areas ranging from large active districts, such as North Beach and Polk Street, to small corner clusters of grocery and convenience stores. Existing zoning for most commercial areas currently zoned C-1, C-2, RC-1, RC-2, and RC-3 is proposed to be replaced by the following new districts:

- NC-1 Neighborhood Commercial Cluster (e.g. small corner grocery stores)
- NC-2 Small-Scale Neighborhood Commercial District (e.g. Chestnut Street)
- NC-3 Moderate-Scale Neighborhood Commercial District (e.g. Outer Geary Boulevard, Inner Mission Street)
- NC-S Neighborhood Shopping Center (e.g. Laurel Village, Petrini Plaza)

In addition, separate individual zoning districts are recommended for 15 neighborhood commercial areas which have been the subject of careful evaluation as interim Special Use Districts and moratorium areas. Permanent controls designed to meet unique conditions are proposed for the following districts:

Broadway	Haight Street	Sacramento Street
Castro Street	Hayes-Gough	Union Street
Inner Clement Street	Upper Market Street	Valencia Street
Outer Clement Street	North Beach	24th Street-Mission
Upper Fillmore Street	Polk Street	24th Street-Noe Valley

Some main provisions contained in the proposed program are:

- New controls for eating and drinking establishments in all neighborhood , commercial districts including:
 - Prohibition of new eating and drinking establishments in seven districts,
 - Conditional use review of eating and drinking establishments in three districts,
 - Conditional use review of fast-food restaurants and take-out food uses in the remaining districts;
- Review of development on lots which exceed certain size thresholds and review of uses which exceed certain size thresholds;
- Regulation of residential conversions and demolitions by story;
- Controls of entertainment uses;
- Guidelines for location and design of financial services;
- Separate controls of upper-story medical, personal and business services;
- Rear yard requirements by story;
- Exclusion of residential space from the floor area ratio calculation;
- Controls on outdoor activities, drive-up facilities, walk-up facilities, and general treatment of street frontage in new buildings and alterations to existing buildings;
- Limits on hours of operation of commercial uses in most districts;
- Requirements for street trees for new development in all districts;
- Higher maximum residential densities in about 40 district locations;
- Controls on awnings, marquees and canopies, and limits on the size and location of signs.

REPORT CONTENTS

Master Plan amendments necessary to implement the Neighborhood Commercial rezoning proposal include thorough revisions of policies of Objective 8 of the Commerce and Industry Element (with detailed guidelines for land use, conversion and demolition of residential units, and urban design) and minor additions to Objective 2, Policy 4 of the Residence Element.

The main feature of the rezoning proposal is Article 7, a new part of the Planning Code, which establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains four general area districts and fifteen individual area districts with controls which embrace the full range of land use issues in each district. A description and purpose statement for each district is accompanied by a chart which displays all applicable zoning controls, either directly or by reference to other sections of the Code. Article 7 also includes sections describing standards, permitted uses, definitions, and references to other Code sections. Two fold-out charts at the end of the report summarize the existing and proposed controls for neighborhood commercial districts.

All other sections of the Code which are to be modified to implement the neighborhood commercial zoning proposal are also presented in the report. These include amendments to Articles 1, 1.2, 1.5, 1.7, 2, 2.5, 3, and 6. This volume also contains maps showing existing and proposed zoning boundaries for neighborhood commercial districts and a complete index of recommended zoning map changes by street name.



MASTER PLAN AMENDMENTS

INTRODUCTION

This chapter presents revisions to the Master Plan necessary to implement the Neighborhood Commercial rezoning proposal. In conjunction with the development of new zoning controls, each element of the Master Plan was thoroughly reviewed for consistency with the new zoning and, if appropriate, updated, revised or expanded. Only those elements which directly address neighborhood commercial districts or require changes are addressed in this report.

The Commerce and Industry Element, dating from 1975, has been updated to reflect current land use patterns and planning goals. Objective 8 is thoroughly revised and now contains seven policies, including guidelines for land use, conversion and demolition of residential units, and urban design for use by the Planning Commission in its review of permit applications.

Other Master Plan elements address various other aspects relating to neighborhood commercial districts, either in general policies applicable citywide or in specific policies pertinent to neighborhood commercial districts. Specific policies in the Transportation and Residence Elements are listed for reference. One policy in the Residence Element is expanded to include reference to the proposed new neighborhood commercial zoning districts.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 8

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

San Francisco is well known as a city with many distinct neighborhoods whose diverse characteristics are expressed on their commercial streets. Many of these neighborhood shopping areas reflect the surrounding neighborhood's ethnic and lifestyle characteristics, building scale and architectural style, topography, and historical development.

Neighborhood commercial districts also constitute an important part of the city's economic base, contributing to the city's fiscal stability through business taxes, and providing employment opportunities for local residents. They create a public domain where individuals can choose from a wide array of activities as well as have opportunities for leisure, cultural activities and entertainment. Many districts maintain an active street life and pedestrian character which enhances the city's stature as a walking city.

The continuing viability of a neighborhood commercial district is dependent primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience, and attractiveness.

POLICY 1

Ensure and encourage the provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

One of the unique charms and features of San Francisco is the diversity of its neighborhoods and their shopping areas. Neighborhood commercial areas vary widely in function, trade area, form, design and character; but they all serve a common purpose in providing goods and services to meet the needs of City residents. In particular, convenience goods and services, such as groceries, personal toiletries, shoe repair, hair cutting, film processing, laundry and dry cleaning, should be readily available to residents in nearby shopping areas. Residents require easy access to such goods and services in order to satisfy their basic personal and household needs.

While all neighborhood commercial districts provide for the convenience needs of residents in adjacent neighborhoods, many also provide specialty and comparison goods and services to a larger, often citywide trade area. A district may specialize in uses which cater to its surrounding neighborhood's lifestyle. However, as a district becomes more specialized, it may need to draw from a broader geographical market area in order to sustain itself with sufficient customer patronage. The function of a district is also influenced by its proximity to other commercial areas. Some relatively isolated districts may serve nearly all the retail and service needs for a residential neighborhood. Other districts may serve a community in conjunction with other nearby commercial districts, each with varying degrees of specialization.

Neighborhood shopping areas also differ in the size, scale, and configuration of their lots and buildings. They range from a small cluster of lots to linear shopping districts, extending two or more blocks along arterials or thoroughfares. Neighborhood shopping centers and supermarkets with extensive on-site parking are also scattered throughout the city. The differing sizes of lots and blocks, which are determined in part by the neighborhood's topography, influence the configuration of the commercial district and its surrounding lots. The variation in topography, lot size and juxtaposition with surrounding uses, in addition to the district's historic development, all contribute to the variety in size, shape, and architectural style of a district's buildings.

The scale and extent of commercial activity, relative to other uses, also varies among districts. Commercial uses may occupy from one to four stories, in a continuous series or interspersed among residential buildings. In many linear shopping districts, the commercial activity is often concentrated on a primary street or streets, with side streets or alleys containing a mix of commercial and residential uses.

The variation in function and character of commercial districts should be maintained through controls on building form, scale, ground story and upper story commercial and residential uses, and operation which reflect the differences between districts and reinforce the variations in individual land use patterns.

The essential character of neighborhood commercial districts should be maintained by encouraging uses which are compatible in scale or type with the district in which they are to be located. However, districts also should be allowed to evolve over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences.

The determination of the appropriateness of various land uses in neighborhood commercial districts should consider the following basic aspects:

- Individual district character;
- Customer orientation of the district;
- Residential community living within and adjacent to the district;
- Necessity and desirability of the use to the community; and
- Environmental impacts of the use.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications which require case by case review and City Planning Commission approval. In general, commercial uses should be encouraged which meet the guidelines; conversely, commercial uses should be discouraged which do not.

Guidelines for All Uses

- The use should be consistent with the purpose of the district in which it is located as stated in the Planning Code.
- The use primarily should serve the local community and not attract a major part of its clientele from outside the district in which it is located. (This guideline should not apply to districts specifically intended to serve a citywide or regional clientele.)
- The use should contribute to the variety of commercial goods and services offered in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.
- The size of the use should not be larger than necessary to serve the district's trade area. Individual use sizes may vary depending on the type of merchandise offered. For example, a supermarket may require a larger floor area than a shoe repair shop in order to serve the same trade area.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours. Establishments operating in the late night or early morning hours should be of a type which provide goods and services which it is necessary and desirable to make available to the community at those hours. For example, longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.
- If locating at the ground story, the use should contribute to an active retail frontage. In districts with continuous active retail frontage, individual uses which do not serve the general public during regular business hours, such as churches, are encouraged to share ground story space with more active uses. This guideline may not apply in those districts or parts of a district where retail uses are interspersed with fully residential buildings and institutional facilities. However, in most areas, provisions should be made to allow future conversion of non-commercial ground story space in order to accommodate future commercial growth in the district.
- The use should fully utilize available floor area. Uses which occupy a limited amount of ground story frontage, such as limited financial services and hotel lobbies, should provide access to remaining space for use by other establishments.
- The use should not significantly increase traffic congestion or parking demand (See Auto-Oriented or Drive-Up Facilities section for more specific guidelines on parking).

Guidelines for Specific Uses

In some districts, the balanced mix of commercial activities has been upset by the proliferation of certain uses such as financial services, restaurants and bars, take-out food and quick-stop establishments and entertainment uses.. The concerns are not limited to the number and concentration of these uses but also include the related nuisances they create and their impacts on the neighborhood. Other uses, such as automotive repair and principal non-accessory parking, also can create noise and traffic problems. Special controls should be adopted for these uses in districts where they are a particular problem. These uses should adhere to the following guidelines, in addition to those general guidelines noted above.

Financial Services

- Financial offices should not be located near other financial uses. It is preferable that they be at least 300 feet apart. In districts where the number of financial services has seriously upset the balance of commercial uses, the distance may be increased for additional financial services. Also, the distribution pattern of existing financial services and the form of the district may be considered in increasing the distance factor. For example, to provide for the same number of additional financial establishments, a non-linear district with a concentration of financial services might warrant greater distances between existing and proposed uses than a linear district with an even distribution of financial services.
- Financial services should provide retail banking services to serve the business community as well as the residential community.
- The location of new or expanding financial services should, if feasible, avoid the demolition of sound buildings which are compatible in scale and character with other buildings in the district.
- If new construction is necessary, inclusion of other commercial uses and/or residential units is desirable. New structures should have continuous retail frontage along the shopping street or mall except where access to upper-level uses, accessory parking, loading or public open space is necessary. New development should be compatible in scale, design and use with the rest of the district.
- In neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian-oriented. In cases where drive-up facilities are permitted or parking is required, interruptions of the continuous retail frontage should be kept to a minimum.

Eating and Drinking Establishments

Eating and drinking establishments include bars, restaurants, fast food restaurants, and take-out food. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

In districts where the proliferation of eating and drinking establishments could generate problems, the following guidelines should be employed in the consideration of new establishments:

- The balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above 20% should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood. Those establishments that would do the above should not be permitted. Except in districts primarily designed to accommodate a strong eating and drinking trade, such as North Beach, such establishments should not occupy more than 25% of the total commercially-occupied frontage in a district.
- It is preferable that the proposed new use be at least 100 feet from the nearest eating and drinking establishment. Two or more uses within that distance may be troublesome.
- In most cases, accessory parking should not be provided unless the Planning Code requires parking for the use. Where the district's parking supply cannot adequately accommodate the demand generated by the use and traffic and parking congestion is expected to increase significantly, then the establishment should not be permitted (See Auto-Oriented or Drive-Up Facilities section for more specific guidelines on parking).

Fast Food Restaurants, Take-Out Food, Convenience Stores, and Similar Quick-Stop Establishments

Quick-stop establishments include fast food restaurants and take-out food, convenience stores and other quick-stop establishments which may or may not involve food service. These latter uses may include small or medium-sized grocery stores, film processing stores, video rental outlets, dry cleaners, and other establishments which primarily provide convenience goods and services and generate a high volume of customer trips.

- These uses should be interspersed with other retail businesses and avoid undue concentration of one type of product.
- Fast food restaurants usually include large kitchens, service counter(s), customer queuing areas and other features which are intended to serve more customers than the use can physically accommodate for eating on-site. New or expanding fast food restaurants should be evaluated for their anticipated customer volumes. If high customer volumes are anticipated, the use should be designed to avoid concomitant traffic and other nuisance problems for the surrounding neighborhood.
- The site should provide adequate waiting space for either walk-in or drive-in patrons.
- The site should be equipped with sufficient outdoor trash receptacles to avoid litter problems in the surrounding neighborhood.

Entertainment and Adult Entertainment Uses

Adult entertainment uses are generally inappropriate in most neighborhood commercial districts because:

- Neighborhood commercial districts are located near family-oriented residential areas; since adult entertainment uses may attract criminal activity, their proximity to residential areas, parks, schools, and churches may introduce criminal activity in such neighborhoods, or may tend to reduce property values;
- They appeal to a more specialized clientele, drawing customers from outside the neighborhood who may drive and create or add to parking congestion, and occupy space that could be devoted to uses which serve a broader segment of the immediate neighborhood.
- There is adequate provision of space for these uses in other areas of the city.

Adult entertainment and entertainment uses in other districts may be appropriate in certain districts or parts of districts. The following guidelines should be used in their review:

- Except in the Broadway district, entertainment uses should not be open after 2:00 a.m. in order to minimize disruption to residences in and around a district. For uses involving liquor service, potentially loud music, dancing or large patron volumes, earlier closing hours may be necessary.

- Entertainment uses should be sufficiently insulated for noise and operated so as to reasonably protect surrounding residences. Fixed source equipment noise should not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Ventilation systems should be adequate to permit doors to stay closed during performances.
- Except for movie theaters, entertainment uses should not involve electronic amplification after midnight, in order to minimize disruption to surrounding residences.
- New adult entertainment uses should be at least 1000 feet from the nearest existing adult entertainment use.

Auto Repair Services

- When converting a gas station with minor repair facilities to an auto repair service, adequate building space should be provided for carrying out all repair services inside the building.
- Auto repair facilities should be large enough to accommodate all cars on site and avoid on-street parking of cars before or after repair work is done. If temporary on-site storage of cars must be outside the building, suitable landscaping or screening should be provided.

Auto-Oriented or Drive-Up Facilities

The following guidelines apply to auto-oriented facilities which include those designed primarily for drive-to or drive-through trade, providing service to patrons in automobiles and providing off-street parking, such as gas and service stations, car washes, auto-repair facilities, supermarkets, and principal parking facilities:

- Non-thoroughfare transit-preferential streets, collector, local and recreational streets which are located in residential areas, as designated in the Transportation Element of the Master Plan, are not considered appropriate for auto-oriented facilities. Certain other major and secondary thoroughfares are appropriate for auto-oriented or drive-up facilities.
- Auto-oriented or drive-up facilities should not be located in areas of heavy pedestrian concentration. To avoid potential pedestrian-vehicle conflicts where large numbers of children are present, the site should not be within 500-foot walking distance of an elementary or secondary school.
- Potential traffic demand generated by the use should be evaluated. Sufficient parking to provide for the parking demand should be located on-site or within easy walking distance of the site and should be designed to prevent traffic congestion. Parking should not be provided unless the Planning Code requires parking for the use, or it can be shown that such parking is necessary and will be sufficient to meet all demand generated on site without disrupting retail and pedestrian continuity, or causing circulation congestion, or violating other guidelines in this objective. If parking is required, the number of spaces provided generally should be limited to the amount defined in the Planning Code for accessory parking. If such off-street parking is expected to be insufficient to provide for the anticipated parking demand and could thereby lead to increases in traffic and parking congestion, more parking

may be necessary. As an alternative to, or in addition to, providing parking on or near the site, other measures such as carpooling for employees or shuttle bus service for patrons to existing or new parking facilities elsewhere in the district may be necessary and appropriate to reduce or provide for the expected parking demand. If no parking is provided or other measures are not taken to address parking or traffic congestion, the location of the use on the subject site should not be permitted.

- To avoid cumulative impacts of auto-oriented facilities and drive-up facilities on the traffic flow, sites should not be within 500-foot walking distance of another auto-oriented establishment, unless specific traffic volumes and patterns could accommodate such facilities.
- Preferable sites are those which are vacant or already devoted to an open use such as a service station or parking lot.
- To avoid underutilization of land, accessory parking should be made available for general public use when not being utilized by the facility.
- The site plan and operating policy of the drive-in use should allow vehicles to enter promptly without having to wait in line on the street or across the sidewalk.
- Ingress or egress for parking should not occur on streets or alleys having predominantly residential use.
- Parking areas, if provided, should not be placed at the commercial street frontage if such placement would disrupt a continuous streetwall with an active retail frontage. Parking areas should be well screened or landscaped, and easily monitored so as not to encourage loitering or vandalism.

POLICY 2

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Most neighborhood commercial districts contain dwelling units in addition to commercial uses. Flats, apartments, and residential hotels are frequently located above ground-story commercial uses; fully residential buildings are common in some districts. The retention of this mix is desirable. Among other things, it ensures the presence of people on the streets at different times which increases safety and business vitality on evenings and weekends. Residents in commercial areas help to create an active street life, which promotes interaction between people in the neighborhood.

The mixed residential-commercial character of neighborhood commercial districts should be promoted by encouraging new construction of upper-story residential units above commercial development in mixed-use buildings. In order to make feasible such mixed-use projects, higher residential density and/or reductions in required parking may be warranted in districts with a reduced need for auto ownership or where anticipated parking demand can be accommodated off-site.

Existing residential units in neighborhood commercial districts comprise a valuable affordable housing resource which provides for the needs of San Francisco's diverse population. Most of these units are in sound or rehabilitable wood-frame structures and they are among the least expensive rental units in the city.

On the other hand, conversion of this housing is an important means of providing competitive and affordable commercial space. Conversions of ground-story residential units should be permitted in all neighborhood commercial districts without special review. In many neighborhood commercial districts, the physical location and structural aspects of the upper-story housing units make it attractive and feasible to convert them to commercial use. Due to the limited supply of vacant land, some commercial expansion into the residential space may be the only feasible way to adequately meet the commercial needs of the trade area served by the district.

The amount of commercial space necessary and desirable to serve the retail and service function of a district varies depending on the size of the trade area, proximity to other commercial districts, and competition from other land uses.

In neighborhood commercial districts consisting of a small cluster of lots, commercial uses at the ground story only can provide for the convenience needs (such as groceries and laundry) of nearby residents. In these districts no new commercial use should be permitted above the ground story, nor should conversions of existing residential units above the ground story be permitted.

In small-scale neighborhood commercial districts most of the anticipated demand for commercial growth can be accommodated through new construction at the first two stories on vacant or underused parcels without the necessity to convert upper story residential units. However in some of these districts where demand for commercial space is particularly strong, allowing commercial uses above the second story in new construction and allowing some conversion of existing residential units above the ground story may be appropriate as long as the general equilibrium between retail, office, and residential uses is maintained.

In larger, moderate-scale neighborhood commercial districts which are intended to provide a wider range of goods and services to a larger trade area, growth opportunities through new construction at the first two stories on vacant or underused parcels may be insufficient to meet the demand for commercial space. While the retention of mixed use buildings and the construction of new mixed use buildings is desirable in these districts, construction of new, fully commercial structures, and some conversion of existing upper story residential units may be appropriate to meet demand if the increased commercial activity would not adversely affect existing traffic or parking congestion.

Because the appropriateness of residential conversions depends on many factors which vary from district to district, land use controls should be adjusted to reflect the different needs of each district. In most districts certain conversions, such as those at the ground story or third story, can be regulated by permitting or prohibiting them without special review, while those at the second story may need case-by-case review by the City Planning Commission. In other districts, however, proposed conversions at all stories may need case-by-case review. A balance must be struck between the need to retain the housing and the need to provide for commercial expansion. Some upper-story conversions may be appropriate, if based on a review of an individual case, it is found that the need for commercial expansion clearly outweighs the need to preserve affordable housing. In that case-by-case review the following guidelines should be employed:

Guidelines for Residential Conversions

- The need for the proposed commercial use in the district should be clearly established. The need to preserve affordable housing may be presumed in light of the citywide shortage of such housing and established policy in the Residence Element.
- The conversion should be disallowed if commercial space suitable for occupancy by the proposed commercial use is available elsewhere in the district.
- Many small businesses providing personal, medical, professional and business services to neighborhood residents and the general public seek affordable space in the upper stories; they should be accommodated as long as the conversions are not so numerous as to upset the general equilibrium between commercial and residential uses or to constitute a substantial loss of housing. Commercial and institutional uses which do not primarily serve the general public usually are not appropriate in neighborhood commercial areas unless they are minor uses ancillary to those which do serve the general public, such as a small dental laboratory or small business accountant.
- Conversions are more appropriate if the units are located in an active commercial district and are isolated from other residential units.
- Along secondary side streets and alleys of linear or areawide districts, conversions are inappropriate. The more residential character of the secondary streets should be protected to provide a transition between the commercial and surrounding residential districts.
- Conversion may be appropriate if the unit(s) is unsuitable for residential occupancy because offensive noise, especially from traffic or late night activity, is generated on the same site or near the unit; or a building adjacent to or near the unit(s) blocks the residents' access to light and air.
- Conversion may be appropriate if the housing unit is declared by the Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention to be unsafe and/or incapable of being made habitable for residential occupancy. However, if the property owner has shown possible willful neglect or a pattern of negligence in performing ordinary maintenance, thereby resulting in uninhabitable or unsafe units, the conversion should not be permitted, or the property owner should add other replacement rental units to the city's housing supply.
- Conversions should not adversely impact the livability of any remaining units in the building. In buildings where re-conversion back to dwelling units may be desirable, the kitchens should be retained.
- In evaluating proposed conversions, consideration should be given to economic hardships which might result from the denial of the conversion application.
- Tenants should be notified prior to filing the application to convert the unit(s) and for any conversion that is permitted relocation assistance should be made available to displaced tenants, i.e. efforts to identify housing comparable in size, price, and location; and the provision of a relocation allowance, particularly in the case of units occupied by low or moderate income residents.

The same considerations that apply to conversions apply to demolition of housing units. Therefore, demolitions should be reviewed on a case-by-case basis using the same guidelines that are to be used in reviewing conversions. Demolition permits should be reviewed in conjunction with the permits for the replacement structures whenever possible. When this is not possible, conditions applying to future buildings permits may be attached to the demolition permit or the new building permit may require further review. The replacement structure should include housing units, for which there is an exhibited demand, or replacement rental units should be added to the city's housing supply. In order to encourage prompt replacement of demolished structures, permits should not be approved for temporary uses, such as general advertising signs or parking, unless such uses are appropriate permanent uses.

POLICY 3

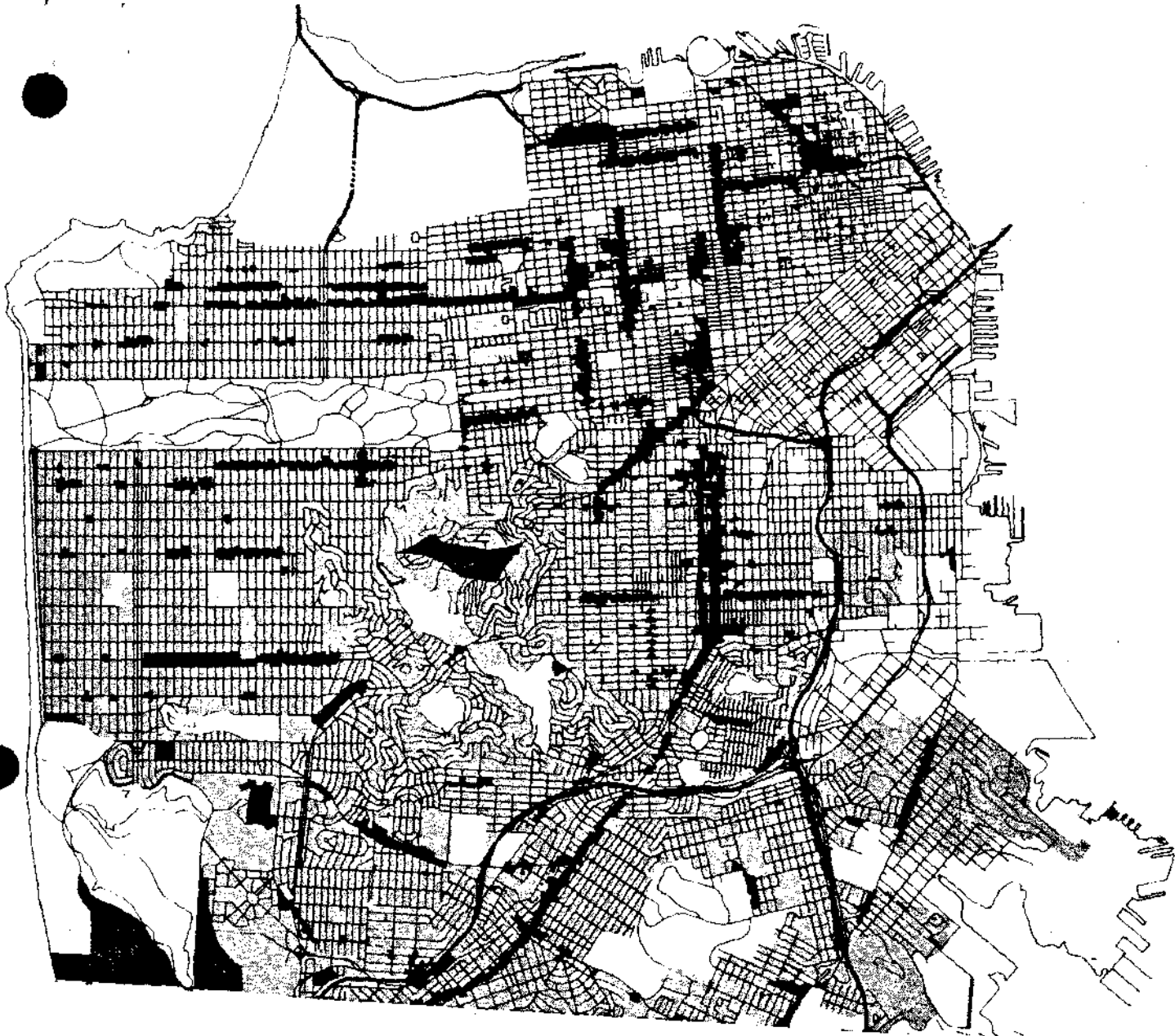
Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

Neighborhood shopping districts should be distributed throughout the city so that all residential areas are within a service radius of one-quarter to one-half mile, depending upon the population density and topography of the area served. Most residential areas meet this service area standard, as can be seen on Map 1. Some remaining residential areas which are not served by commercial districts within these distances are served by individual commercial uses located within a quarter of a mile. These individual uses are typically corner grocery stores which are open long hours, providing a range of food and household convenience goods. The few remaining residential areas, which are neither served by neighborhood commercial districts nor by individual commercial uses, are typically of such low density that they cannot economically support nearby commercial activity. It would be appropriate to revise the zoning to allow a smaller convenience commercial use in those areas if a market demand develops, as long as the location meets the criteria of Objective 6, Policy 2 of the Residence Element.

POLICY 4

Discourage the creation of major new commercial areas except in conjunction with new supportive residential development and transportation capacity.

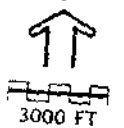
Economic growth exhibited in any given commercial area, when viewed from a citywide or regional perspective may not represent "real" or absolute growth, but rather a relocation of economic activity from another commercial area, contributing to its decline. "Real" growth of retail activity requires an actual increase in expenditures which is directly linked to increases in disposable personal income. Because there are opportunities for business expansion within existing commercial areas, the creation of major new commercial areas should be discouraged unless a significant new market is being created to support the proposed development.



**RESIDENTIAL SERVICE AREAS OF NEIGHBORHOOD
COMMERCIAL DISTRICTS AND USES**

- NEIGHBORHOOD OR GENERAL COMMERCIAL DISTRICT**
 Service Radius : 1/2 Mile
- COMMERCIAL SERVICE AREAS**
- RESIDENTIAL AREAS OUTSIDE SERVICE BOUNDARIES**

Map 1



POLICY 5

Adopt specific zoning districts which conform to a generalized neighborhood commercial land use plan.

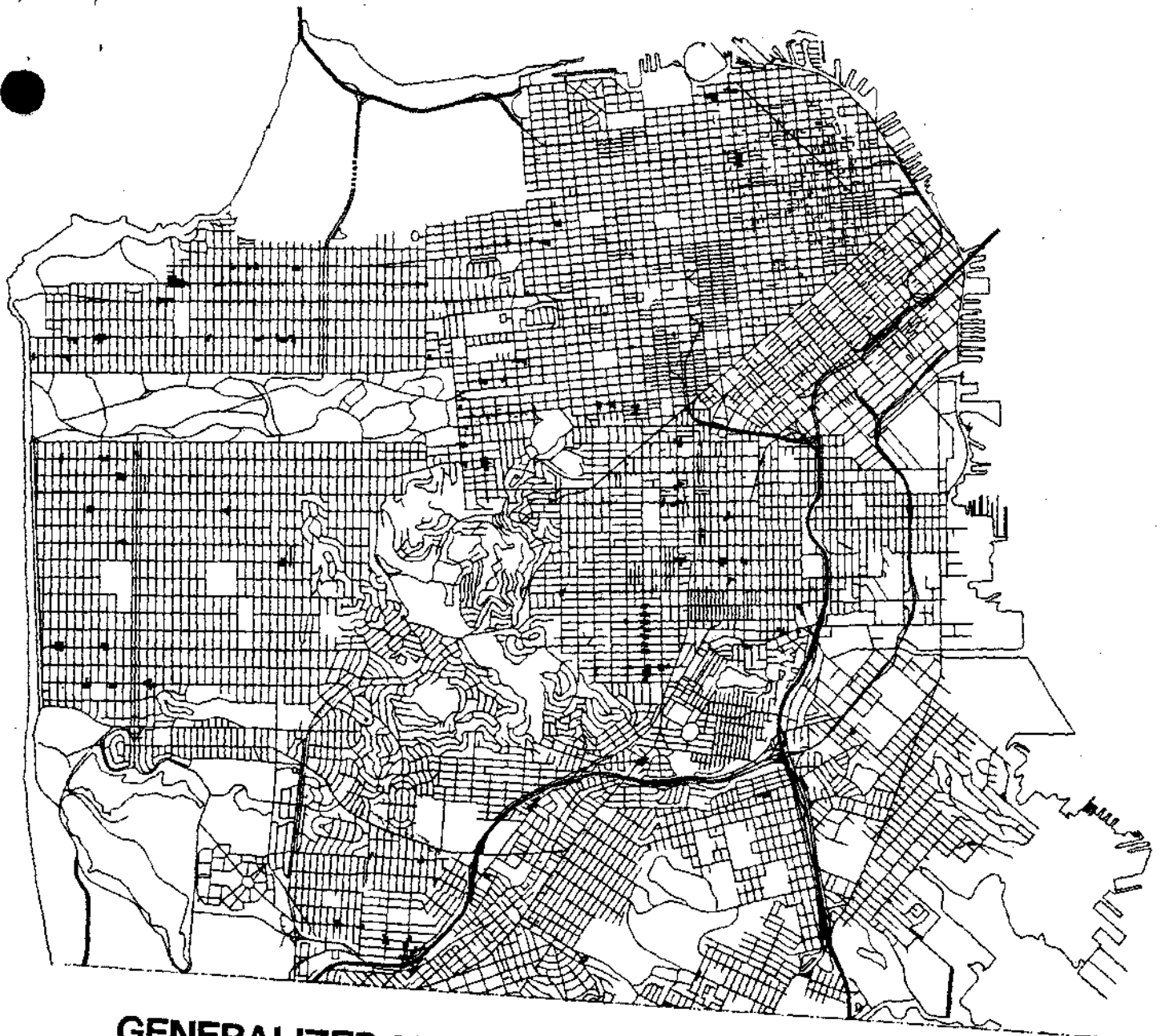
The application of other policies under this "neighborhood commercial" objective results in land use distribution patterns shown on the Generalized Neighborhood Commercial Land Use Plan Maps. Neighborhood Commercial zoning districts should conform to the map, although minor variations consistent with the policies may be appropriate. The Generalized Neighborhood Commercial Land Use Plan provides for the following categories of neighborhood commercial districts:

Neighborhood Commercial Clusters. These districts provide a limited range of convenience retail goods and services to residents in the immediate neighborhood typically during daytime hours. In general, these districts should be limited to no more than one or two blocks and commercial uses should be limited to the ground floor. The upper stories should be generally residential. These districts are intended to be located in neighborhoods which do not have the need for or capacity to handle larger-scale commercial activities.

Small-Scale Neighborhood Commercial Districts. These districts provide convenience goods and services to the local neighborhood as well as limited comparison shopping to a wider market area. The size of these districts may vary from one to three blocks to several blocks in length. Commercial building intensity should be limited to the first two stories with residential development occasionally interspersed. Upper stories should be reserved for residential use. These districts are typically linear and should be located along collector and arterial streets which have transit routes.

Moderate-Scale Neighborhood Commercial Districts. These districts provide a wide range of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to local residents. These districts can be quite large in size and scale and may include up to four stories of commercial development, although most districts have less. They may include residential units on the upper stories. Due to the moderately-large scale and levels of activity, these districts should be located along heavily-trafficked thoroughfares which also serve as major transit routes.






Neighborhood Shopping Centers. These districts provide retail goods and services for car-oriented shoppers. Goods and services can range from groceries for local residents to a full range of merchandise for a citywide clientele. Commercial building intensity can approach up to four times the lot area, but is much lower in most cases because a substantial amount of each lot is devoted to automobile parking and building heights generally are limited to prevailing heights in surrounding areas. Residential uses are permitted but are uncommon. Because these districts provide an alternative building format with more parking opportunities than the traditional linear shopping districts, they should be located where their design is compatible with existing neighborhood scale and where they compatibly supplement other traditional commercial districts in serving new or low-density residential areas.



GENERALIZED NEIGHBORHOOD COMMERCIAL LAND USE PLAN

Map 2



-  NEIGHBORHOOD CLUSTER
-  SMALL SCALE NEIGHBORHOOD DISTRICT
-  MODERATE SCALE NEIGHBORHOOD DISTRICT
-  NEIGHBORHOOD SHOPPING CENTER
-  INDIVIDUAL NEIGHBORHOOD DISTRICT

COMMERCIAL INTENSITY (Stories)

- 1
- 1 - 2
- 1 - 4
- 1 - 4
- 1 - 4

Individual Neighborhood Commercial Districts. These districts are generally small or moderate scale commercial districts generally located in neighborhoods undergoing rapid economic change. Separate zoning controls specific to each district's particular needs and characteristics are needed to deal with the economic growth and land use changes which each area is experiencing. In some districts, eating and drinking uses have proliferated, displacing other types of retail goods and services needed by the neighborhood. Financial institutions, such as banks and savings and loan associations, have multiplied in certain districts, displacing other types of businesses, tending to concentrate and create nodes of congestion, and sometimes detracting from the visual and design character of the district. In many individual districts, special controls are necessary to protect existing housing from conversion to commercial use and encourage the development of new housing.

POLICY 6

Promote high quality urban design on commercial streets.

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and have physical forms which relate to the needs and tastes prevalent during the first half of this century. During this period, commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

The small lot pattern prevalent at that time also encouraged the development of small buildings and businesses. The resulting scale has come to characterize San Francisco's attractive and active neighborhood commercial districts. The small-scale character should be maintained through the regulation of the size of new buildings and commercial uses.

Continuous commercial frontage at the street level is especially important. It prevents the fragmentation and isolation of fringe areas, improves pedestrian accessibility, and enhances the physical and aesthetic cohesiveness of the district. The design of new buildings should harmonize with the scale and orientation of existing buildings. Additionally, a correspondence of building setbacks, proportions, and texture helps establish visual coherence between new development and existing structures on a commercial street.

The appeal and vitality of a neighborhood commercial district depends largely on the character, amenities, and visual quality of its streets. The main function of neighborhood commercial streets is to provide retail goods and services in a safe, comfortable, and attractive pedestrian environment.

Urban Design Guidelines

The following guidelines for urban design are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions. The pleasant appearance of an individual building is critical to maintaining the appeal and economic vitality of the businesses located in it, as

well as of the whole neighborhood commercial district. An individual project's building design and site layout should be compatible with the character of surrounding buildings and the existing pattern of development in neighborhood commercial districts.

The physical characteristics of the property and district which should be considered in the design of new development include:

- Overall district scale;
- Individual street character and form;
- Lot development patterns;
- Adjacent property usage;
- Proposed site development and building design;
- Potential environmental impacts; and
- Feasible mitigation measures.

Site Layout

- The site plan of a new building should reflect the arrangement of most other buildings on its block, whether set back from, or built out to its front property lines.
- In cluster and linear districts with continuous street building walls, front set-backs are discouraged, in order to maintain a continuous block facade line. However, outdoor activities such as sidewalk cafes and walk-up windows may be accommodated by recessing the ground story. Front set-back areas of existing buildings may be used for outdoor activities.
- New development should respect open space corridors in the interior of blocks and not significantly impede access of light and air nor block views of adjacent buildings.
- On irregularly shaped lots, through-lots or those adjacent to fully-built lots, open space located elsewhere than at the rear of a property may improve the access of light and air to residential units.
- Outdoor activities associated with an eating and drinking or entertainment establishment which abut residentially-occupied property should be discouraged.

Scale, Height and Bulk

- In most cases, small lots with narrow building fronts should be maintained in districts with this traditional pattern.
- When new buildings are constructed on large lots, the facades should be designed in units which are compatible with the existing scale of the district.

- The height of a proposed development should relate to the individual neighborhood character and the height and scale of adjacent buildings to avoid an overwhelming or dominating appearance of new structures. On a street of varied building heights, transitions between high and low buildings should be provided. While three- and four-story buildings are appropriate in most locations, two-story facades with upper stories set back from the street wall may be preferable in some areas with lower-scale development.
- The height and bulk of new development should be designed to maximize sun access to nearby parks, plazas, and major pedestrian corridors.

Frontage

- Facades of new development should be consistent with design features of adjacent facades that contribute to the visual qualities of the neighborhood commercial district.
- To encourage continuity of "live" retail sales and services, at least one-half of the total width of any new or reconstructed building, parallel to and facing the commercial street, should be devoted to entrances, show windows, or other displays. Where a substantial length of windowless wall is found to be unavoidable, eye-level display, a contrast in wall treatment, offset wall line, outdoor seating and/or landscaping should be used to enhance visual interest and pedestrian vitality.
- Clear, untinted glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely-tinted glass should not be used except as an architectural or decorative accent.
- Where unsightly walls of adjacent buildings become exposed by new development, they should be cleaned, painted or screened by appropriate landscaping.
- Walk-up facilities should be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

Architectural Design

- The essential character of neighborhood commercial districts should be preserved by discouraging alterations and new development which would be incompatible with buildings which are architecturally significant or which contribute to the scale and character of the district as a whole. Specifically, the facades and building lines of existing buildings should be continued, and the details, material, texture or color of existing architecturally significant or distinctive buildings should be complemented by new development.
- Existing structures in sound or rehabilitable condition and of worthwhile architectural character should be reused where feasible to retain the unique character of a given neighborhood commercial district.

- The design of new buildings, building additions and alterations, and facade renovations should reflect the positive aspects of the existing scale and design features of the area. Building forms should complement and improve the overall neighborhood environment.

Materials

- The materials, textures and colors of new or remodeled structures should be visually compatible with the predominant materials of nearby structures. In most neighborhood commercial districts, painted wood or masonry are the most appropriate and traditional exterior facade materials.

Details

- Individual buildings in the city's neighborhood commercial districts are rich in architectural detailing, yet vary considerably from building to building, depending upon the age and style of their construction. Despite their stylistic differences, Victorian, Classical and Art Deco buildings share some design motifs. Vertical lines of columns or piers, and horizontal lines of spandrels or cornices are common to many styles as are mouldings around windows and doors. These elements add richness to a flat facade wall, emphasizing the contrast of shapes and surfaces.
- A new building should relate to the surrounding area by displaying scale and textures derived from existing buildings. Nearby buildings of architectural distinction can serve as primary references. Existing street rhythms should also be continued on the facade of a new building, linking it to the rest of the district. This can be accomplished in part by incorporating prevailing cornice and belt course lines.

Rooftop Mechanical Equipment

- Rooftop mechanical equipment which may create disturbing noises or odors should be located away from areas of residential use and screened and integrated with the design of the building.

Signs

- The character of signs and other features attached to or projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. Neighborhood commercial districts are typically mixed-use areas with commercial units on the ground or lower floors and residential uses on upper floors. As much as signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residences within the neighborhood commercial district or in adjacent residential districts. Sign sizes and design should relate and be compatible with the character and scale of the neighborhood commercial district. Unless otherwise allowed in the Planning Code, facades of residentially-occupied stories should not be used for attaching signs nor should the illumination of signs be directed into windows of residential units.

Landscaping and Street Design

- Street trees should be provided in each new development. If a district tree planting program or streetscape plan exists, new development should be landscaped in conformity with such plans. In places where tree planting is not appropriate due to inadequate sidewalk width, interference with utilities, undesirable shading, or other reasons, other means such as window boxes, planter boxes or trellises may be chosen.
- A permanent underground sprinkler system should be installed in landscaped areas which will provide sufficient water for plant material used. Automatic timing devices may be required. Container plants which cannot adequately be watered by an underground sprinkler system should have adequate hose bibs installed to permit watering.
- Open uses such as parking lots should be visually screened along the street frontage by low walls, earth berms and/or landscaping. However, the safety of the lots should not be reduced through these measures.
- A landscaped buffer of trees and shrubs should be used along those edges of a parking lot bordering residential properties.
- In addition to landscaping at the periphery of the parking lot, planting islands between parked vehicles should be located within the lot, whenever feasible. Trees and other plantings provide shade and variety to the visual monotony of parked automobiles, especially when the lot is viewed from adjacent residences.

POLICY 7

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

While most commercial districts have healthy economies, some districts have declined. The latter areas are underused, and are often characterized by vacant lots and boarded up or deteriorating storefronts. As a consequence, there is inadequate provision of convenience goods and services to nearby residents. The City should participate in a variety of efforts to revitalize these districts.

However, the ultimate success of a neighborhood commercial district depends upon factors which are beyond the scope of the public sector. Almost all successful neighborhood commercial revitalization efforts are initiated by local businessmen with a strong desire and commitment to upgrade their businesses, property, and neighborhoods. Because revitalization of an entire commercial district requires diligence and cooperation of all merchants and property owners sustained over a long period of time, a strong merchants' association is essential. The City should provide businessmen who have exhibited a strong commitment to upgrade their areas with assistance in organizing or strengthening their merchants' association and preparing and carrying out their improvements.

For its part the City should provide the physical improvements and public services necessary to ensure confidence in local investors. These include police and fire protection, adequate maintenance of streets, sidewalks and sanitation services, as well as proper enforcement of zoning, health, and building codes to ensure the health and safety of merchants, residents, and shoppers. Capital improvements should be made as required, including lighting, street furnishings, public spaces, and mini-parks. Traffic circulation, transit, and parking availability should be managed to allow maximum accessibility to the retail corridor with a minimum of congestion and disruption to the neighborhood.

Community development corporations can also assist in revitalization efforts by providing employment and community services to local residents through community-owned local business enterprises. Encouragement and assistance should be given to organizations having the potential of successfully carrying out local economic development projects.

Efforts to upgrade neighborhood commercial districts should occur in conjunction with efforts to improve the quality of the surrounding community, with respect to physical condition of the housing stock, recreation and open space, and delivery of services.

TRANSPORTATION ELEMENT

Objectives and policies of the Transportation Element (as amended by Resolution No. 9434, June 24, 1982, reprinted January 1983) which specifically refer to neighborhood commercial districts are listed below. No amendments are proposed.

	<u>Page</u>
● General Objectives and Policies	
Criteria for Priority for Walking, Bicycling, or Short Distance Transit Vehicles, Number 3	13
● Pedestrian Circulation Plan, Policy 4	32
● Bicycle Plan, Objective 2, Policy 1	36
● Citywide Parking Plan	
Objective 1, Policy 1, Criterion 14	49
Objective 4, Policy 1	52

RESIDENCE ELEMENT

Objectives and policies of the Residence Element (as amended by Resolution 10045, June 28, 1984) which specifically refer to neighborhood commercial districts are listed below. No amendments to these policies are proposed.

	<u>Page</u>
● Objective 1, Policy 4, 3rd bullet	2.2
● Objective 2, Policy 2, 2nd paragraph	2.4
● Objective 3, Policies 1 and 2	2.8
● Objective 6, Policy 2	2.16
● Objective 8, Policy 1	2.25

In addition, the residential density table and Map B in Objective 2, Policy 4 should be amended as shown below.

- Policy 4

Adopt Specific Zoning Districts Which Conform to a Generalized Residential Land Use Plan.

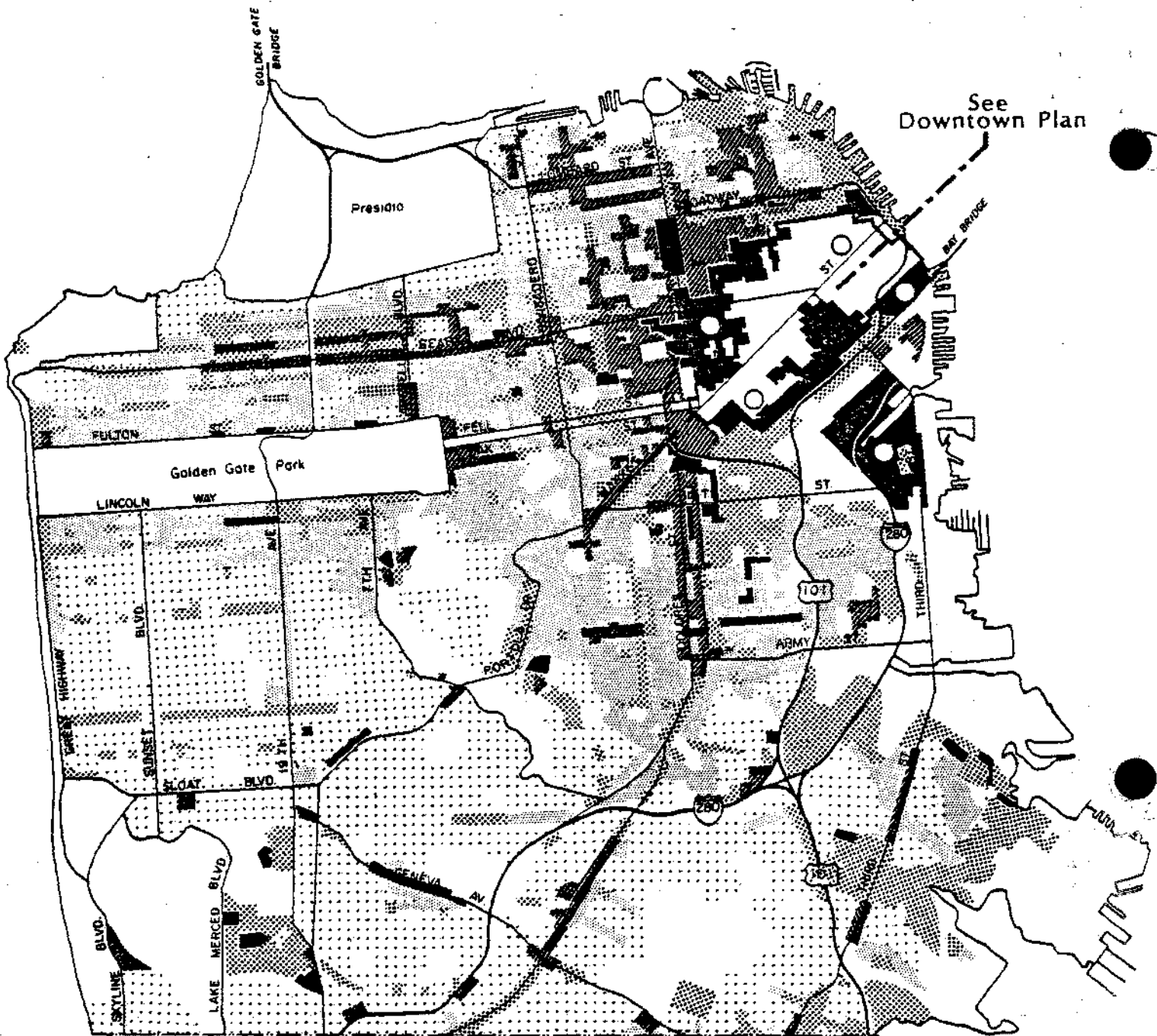
Applying policies under this Objective 2 results in density patterns shown on the accompanying Generalized Residential Land Use Plan Map. Specific zoning districts should conform generally to this map, although minor variations consistent with the general density policies may be appropriate.

The Generalized Residential Land Use Plan provides for five density categories:

Potential Residential and Population Density
By Zoning Districts

Classification	Zoning Districts	Average Units Per Acre	Average Persons Per Acre*	General Location
Low Density	RH-1	14	24-31	Appropriate in areas for single families, located predominantly in the southern and western parts of the city.
Moderately-Low Density	RH-2 RH-3	36	64-94	Appropriate in the central hills areas, along Diamond Heights, Twin Peaks, and Potrero Hill, around Golden Gate Park in the Richmond, and northern part of the Sunset districts and in the Marina district.
Medium Density	RM-1, RC-1 C-1, C-2 M-1, M-2, <u>NC-1, NC-2,</u> <u>Sacramento,</u> <u>Street</u>	54	118	Appropriate for <u>some low-intensity neighborhood commercial districts and mixed-use ((non-))residential-commercial and industrial districts,</u> and certain areas adjacent to the commercial zones.
Moderately-High Density	RM-2, RM-3, RC-2, RC-3, NC-3, NC-S, <u>Broadway,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach NCD,</u> <u>Polk Street NCD,</u> <u>Union Street NCD,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley</u>	91	160-240	Appropriate for the more intensely developed north-eastern part of the city, <u>certain neighborhood commercial districts with moderately high existing residential development and good transit accessibility,</u> for major transit corridors such as Van Ness Avenue, in major redevelopment areas such as the Western Addition and the Golden Gateway areas, and in Nob Hill, Chinatown and North Beach.
High Density	RM-4, RC-4 C-3, C-M	283	475-760	Appropriate for certain areas in the northeastern part of the city, including downtown districts as well as heavy-commercial districts.

* Based on city-wide average household size of 2.19. See map on following page for average household size by Census Tract.



RESIDENCE ELEMENT MAP B : RESIDENTIAL DENSITY

↑
NCRS
Map 3

<p>●●●●●● LOW DENSITY Average 12 units per acre</p> <p>●●●●● MODERATELY LOW DENSITY Average 36 units per acre</p> <p>●●●● MEDIUM DENSITY Average 54 units per acre</p>	<p>▨ MODERATELY HIGH DENSITY Average 91 units per acre</p> <p>■ HIGH DENSITY Average 283 units per acre</p> <p>□ PUBLIC AND HEAVY INDUSTRIAL AREAS</p>
--	--

○ AREAS PROPOSED FOR REZONING
See Map A (Appropriate densities will be determined
in the rezoning studies)



PLANNING CODE TEXT AMENDMENTS

INTRODUCTION

This chapter presents language to establish Article 7, a new part of the City Planning Code, which establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains four general area districts and fifteen individual area districts with controls which embrace the full range of land use issues in each district. A description and purpose statement for each district is accompanied by a chart which displays all applicable zoning controls, either directly or by reference to other sections of the Code. Article 7 also includes sections describing standards, permitted uses, definitions, and references to other Code sections.

All other sections of the Code to be modified are also presented in this chapter. These include all amendments to Articles 1, 1.2, 1.5, 1.7, 2, 2.5, 3, and 6, including minor references to neighborhood commercial (NC) districts and amendments which restructure or repeat provisions which already apply to the affected lots. These sections are presented in ordinance form appropriate for legislative action by the Board of Supervisors; code sections are included in their entirety, regardless of the extent of amendment to the section. Additions are indicated by underlined text. Deletions are indicated by ((double parentheses)) and in the case of large portions of text, by lines crossed through the deleted portions. Amendments which are in effect on an interim basis for the Downtown (C-3) districts are also indicated for the sections presented.

ARTICLE 7

NEIGHBORHOOD COMMERCIAL DISTRICTS

SEC. 701	NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS
SEC. 702	CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS
SEC. 703	NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS
SEC. 709	GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS
SEC. 710	NC-1—NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT
SEC. 711	NC-2—SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 712	NC-3—MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 713	NC-S—NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT
SEC. 714	BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 715	CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 716	INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 717	OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 718	UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 719	HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 720	HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 721	UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 722	NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 723	POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 724	SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 725	UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 726	VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 727	24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 728	24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT
SEC. 790	DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS
SEC. 799	REFERENCES TO OTHER SECTIONS OF THE CITY PLANNING CODE

ARTICLE 7

NEIGHBORHOOD COMMERCIAL DISTRICTS

SEC. 701 NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.

This Article is adopted specifically for Neighborhood Commercial districts, as shown on the Zoning Map of the City and County of San Francisco. The provisions set forth or referenced in Article 7 shall apply to any use, property, structure, or development which is located in a Neighborhood Commercial district, unless otherwise provided for within this Code. In the event of conflict between provisions of Article 7 and other provisions of this Code, the provisions of Article 7 shall prevail.

SEC. 701.1 Purpose of Article 7. This Article is intended to provide a comprehensive and flexible zoning system for Neighborhood Commercial districts which is consistent with the objectives and policies set forth in the San Francisco Master Plan. More specifically, the purposes of this Article are:

- (a) To provide in one article a complete listing of or cross-reference to all of the zoning categories, definitions, control provisions, and review procedures which are applicable to properties or uses in Neighborhood Commercial districts.
- (b) To establish a zoning system which will accommodate all classes of Neighborhood Commercial districts including general districts for citywide area groupings and individual districts which are tailored to the unique characteristics of specific areas.
- (c) To provide zoning control categories which embrace the full range of land use issues in all Neighborhood Commercial districts, in order that controls can be applied individually to each district class to address particular land use concerns in that district.

SEC. 702 CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

SEC. 702.1 Neighborhood Commercial Use Districts. The following districts are established for the purpose of implementing the Commerce and Industry element and other elements of the Master Plan, according to the objective and policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial (NC) district in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

The description and purpose statements and land use controls applicable to each of the general and individual area districts are set forth in Sections 710 through 728 for each district class. The boundaries of the various Neighborhood Commercial districts are shown on the Zoning Map referred to in Section 105, subject to the provisions of Section 105.

General Area Districts	<u>Section Number</u>
NC-1—Neighborhood Commercial Cluster District	§ 710
NC-2—Small-Scale Neighborhood Commercial District	§ 711
NC-3—Moderate-Scale Neighborhood Commercial District	§ 712
NC-S—Neighborhood Commercial Shopping Center District	§ 713

Individual Area Districts	<u>Section Number</u>
Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715
Inner Clement Street Neighborhood Commercial District	§ 716
Outer Clement Street Neighborhood Commercial District	§ 717
Upper Fillmore Street Neighborhood Commercial District	§ 718
Haight Street Neighborhood Commercial District	§ 719
Hayes-Gough Neighborhood Commercial District	§ 720
Upper Market Street Neighborhood Commercial District	§ 721
North Beach Neighborhood Commercial District	§ 722
Polk Street Neighborhood Commercial District	§ 723
Sacramento Street Neighborhood Commercial District	§ 724
Union Street Neighborhood Commercial District	§ 725
Valencia Street Neighborhood Commercial District	§ 726
24th Street-Mission Neighborhood Commercial District	§ 727
24th Street-Noe Valley Neighborhood Commercial District	§ 728

SEC. 702.2

Special Use Districts. In addition to the Neighborhood Commercial use districts established by Section 702.1 of this Code, certain special use districts established in Sections 236 through 245 are located within certain Neighborhood Commercial district boundaries. The designations, locations, and boundaries of the special use districts are as provided below.

	<u>Section Number</u>
Garment Shop Special Use District	§ 236
Northern Waterfront Special Use District	§ 240
Ocean Avenue Affordable Housing Special Use District	§ 243
Monterey Boulevard Affordable Housing Special Use District	§ 244

SEC. 703

NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

The Neighborhood Commercial district zoning control categories consist of building standards listed in Section 703.1 and permitted uses listed in Section 703.2. The controls are either stated, or summarized and cross-referenced to the Sections in other Articles of this Code containing the requirements, in Sections 710 through 728, for each of the district classes listed in Section 702.1.

SEC. 703.1

Building Standards. Building standards are controls which regulate the general size, shape, character, and design of development in Neighborhood Commercial districts. They are set forth or summarized and cross-referenced in the zoning control categories as listed in paragraph (a) below in Sections 710 through 728 for each district class.

- (a) **Building Standard Categories.** The building categories which govern Neighborhood Commercial districts are listed below by zoning control category and number and cross-referenced to the Code Section containing the standard and the definition.

<u>No.</u>	<u>Zoning Control Categories for Building Standards</u>	<u>Section Number of Standard</u>	<u>Section Number of Definition</u>
.10	Height and Bulk	Zoning Map	§ 102.11
.11	Lot Size [Per Development]	§ 121.5	§ 790.56
.12	Rear Yard	§ 134(a)(e)	§ 134
.13	Street Frontage	§ 145.1	
.14	Awning	§ 136.1(a)	§ 790.20
.15	Canopy	§ 136.1(b)	§ 790.26
.16	Marquee	§ 136.1(c)	§ 790.58
.17	Street Trees	§ 143	
.20	Floor Area Ratio	§§ 123-124	§ 102.8-.10
.21	Use Size [Non-Residential]	§ 121.7	§ 790.130
.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
.23	Off-Street Freight Loading	§ 152	§ 150
.30	General Advertising Sign	§ 607.1(c)	§ 602.7
.31	Business Sign	§ 607.1(d)	§ 602.3
.91	Residential Density, Dwelling Units	§ 207.2	§ 207
.92	Residential Density, Other	§ 208	§ 208
.93	Usable Open Space	§ 135(d)	§ 135
.94	Off-Street Parking, Residential	§ 151	§ 150

SEC. 703.2

Uses Permitted in Neighborhood Commercial Districts. A use is the specific purpose for which a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-referenced in the zoning control categories as listed in paragraph (a) below in Sections 710 through 728 for each district class.

- (a) **Use Categories.** The uses, functions, or activities, which are permitted in each Neighborhood Commercial district class are listed below by zoning control category and number and cross-referenced to the Code Section containing the definition.

<u>No.</u>	<u>Zoning Control Categories for Uses</u>	<u>Section Number of Use Definition</u>
.24	Outdoor Activity Area	§ 790.70
.25	Drive-Up Facility	§ 790.30
.26	Walk-Up Facility	§ 790.140
.27	Hours of Operation	§ 790.48
.38	Residential Conversion	§ 790.84
.39	Residential Demolition	§ 790.86
.40	Other Retail Sales and Services	§ 790.102
.41	Bar	§ 790.22

.42	Full-Service Restaurant	\$ 790.92
.43	Fast Food Restaurant	\$ 790.90
.44	Take-Out Food	\$ 790.122
.45	Movie Theater	\$ 790.64
.46	Adult Entertainment	\$ 790.36
.47	Other Entertainment	\$ 790.38
.48	Amusement Game Arcade	\$ 790.4
.49	Financial Service	\$ 790.110
.50	Limited Financial Service	\$ 790.112
.51	Medical Service	\$ 790.114
.52	Personal Service	\$ 790.116
.53	Business or Professional Service	\$ 790.108
.54	Massage Establishment	\$ 790.60
.55	Tourist Hotel	\$ 790.46
.56	Automobile Parking	\$ 790.8
.57	Automotive Gas Station	\$ 790.14
.58	Automotive Service Station	\$ 790.17
.59	Automotive Repair	\$ 790.15
.60	Automotive Wash	\$ 790.18
.61	Automobile Sale or Rental	\$ 790.12
.62	Animal Hospital	\$ 790.6
.63	Ambulance Service	\$ 790.2
.64	Mortuary	\$ 790.62
.65	Trade Shop	\$ 790.124
.70	Administrative Service	\$ 790.106
.71	Light Manufacturing or Wholesale Sales	\$ 790.54
.80	Hospital or Medical Center	\$ 790.44
.81	Other Institutions	\$ 790.50
.82	Public Use	\$ 790.80
.90	Residential Use	\$ 790.88
.95	Community Residential Parking	\$ 790.10

(b) **Use Limitations.** The uses set forth in Paragraph (a) above, are permitted in Neighborhood Commercial districts as either principal, conditional, accessory, or temporary uses as stated in this Section, and as set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) below in Sections 710 through 728 for each district class.

1. **Permitted Uses.** All permitted uses shall be conducted within an enclosed building in Neighborhood Commercial districts, unless otherwise specifically allowed in this Code.

If there are two or more uses in a structure and none is classified below under Section 703.2(b)1.(C) as accessory, then each of these uses will be considered separately as independent principal or conditional uses.

(A) **Principal Uses.** Principal uses are permitted as of right in a Neighborhood Commercial district, when so indicated in Sections 710 through 728 for each district class.

(B) **Conditional Uses.** Conditional uses are permitted in a Neighborhood Commercial district when authorized by the City Planning Commission; whether a use is

conditional in a given district is indicated in Sections 710 through 728. Conditional uses are subject to the provisions set forth in Section 315.

- (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections 204.1 (Accessory Uses for Residential Uses) and 204.5 (Parking and Loading as Accessory), a related minor use which is either necessary to the operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to any such use, shall be permitted as an accessory use when located on the same lot.

No use will be considered accessory to a permitted principal or conditional use which involves or requires any of the following:

- (i) Any restaurant, take-out food, other entertainment, or other retail establishment which establishment serves liquor for consumption on-site, as defined in Section 790.22.
- (ii) Any deli counter operating as a fast food restaurant or take-out food service within a retail grocery or specialty food store when such store occupies less than 3500 square feet of gross floor area.
- (iii) The wholesaling, manufacturing or processing of foods, goods, or commodities on the premises of an establishment which does not also operate as a retail storefront that is open during normal business hours to the general public.

- (D) **Temporary Uses.** Temporary uses are permitted uses, subject to the provisions set forth in Section 205 of this Code.

2. Not Permitted Uses.

- (A) Uses which are not specifically listed in this Article are not permitted unless determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.
- (B) No use, even though listed as a permitted use, shall be permitted in a Neighborhood Commercial District which, by reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS.

Neighborhood Commercial district controls are set forth in the Zoning Control Tables in Sections 710 through 728 of this Code.

- (a) The first column in the Zoning Control Table, titled "No." provides a category number for each zoning control category.
- (b) The second column in the table, titled "Zoning Control Category," lists each zoning control category which is regulated in Article 7.
- (c) The third column, titled "§ References," contains numbers of other sections in the Planning Code and other City codes, in which additional control provisions, including definitions, are contained.
- (d) In the fourth column, the controls applicable to the various Neighborhood Commercial districts are indicated either directly or by reference to other Code sections which contain the controls.

The following symbols are used in this table:

- P — Permitted as a principal use.
- C — Permitted as a conditional use, subject to the provisions set forth in Section 315.
- A blank space on the table indicates that the use or feature is not permitted. Unless a use or feature is specifically listed as permitted or required, such use or feature is prohibited.
- # — See specific provisions listed by Section and Zoning Category number at the end of the table.
- 1st — 1st story and below
- 2nd — 2nd story
- 3rd — 3rd story and above

SEC. 710.1

NC-1—Neighborhood Commercial Cluster District.

NC-1 districts are intended to serve as local neighborhood shopping clusters, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 districts are characterized by their location in residential neighborhoods, often in outlying areas of the city. These districts have the lowest intensity commercial development in the city, generally consisting of less than one or two blocks and in most cases having less than 600 feet of commercial frontage. The NC-1 districts include small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 district promote low intensity development which is compatible with the existing scale and character of these neighborhood areas within the predominant 40-foot height district. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood commercial convenience retail sales and services at the first story provided that the use size is limited to 2,500 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

SEC. 710
NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT
NC-1 ZONING CONTROL TABLE

			SEC. 710
			NC-1
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260 270, 271	40-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 5000 sq.ft., C 5001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	
.16	Marquee	§ 790.58	
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	1.8 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 2500 sq.ft., C 2501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

			SEC. 710
			NC-1
No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 11 p.m. C: 11 p.m. - 2 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5-.8	
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.8	P § 607.1(d)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
.41	Bar	§ 790.22	P#		
.42	Full-Service Restaurant	§ 790.92	P#		
.43	Fast Food Restaurant	§ 790.90	C#		
.44	Take-Out Food	§ 790.122	C#		

SEC. 710

NC-1

Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64			
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	C		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110			
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P		
.52	Personal Service	§ 790.116	P		
.53	Business or Professional Service	§ 790.108	P		
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8, 156, 160	C		
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6			
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

SEC. 710
NC-1
Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P		

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106			
.71	Light Manufacturing or Wholesale Sales	§ 790.54			

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

<u>Section</u>	<u>Zoning Controls</u>
710.41 710.42	P if located more than one-quarter mile from any district with more restrictive controls; otherwise, same as more restrictive control
710.43 710.44	C if located more than one-quarter mile from any district with more restrictive controls; otherwise, same as more restrictive control

SEC. 711.1

NC-2—Small-Scale Neighborhood Commercial District.

The NC-2 district is intended to serve as the city's small-scale neighborhood commercial district. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Eating and drinking, entertainment, and financial service uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at the first and second stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

**SEC. 711
SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT
NC-2 ZONING CONTROL TABLE**

			SEC. 711
			NC-2
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260 270, 271	Generally, 40-X See Zoning Map
.11	Lot Size [Per Development]	§§ 790.56, 121	P up to 10,000 sq.ft., C 10,001 sq.ft. & above § 121.5
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size [Non-Residential]	§ 790.130	P up to 3500 sq.ft., C 3501 sq.ft. & above § 121.7
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)

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No.	Zoning Category	§ References	Controls
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 602-604,608.1 608.2,608.5-.7	P § 607.1(c)
.31	Business Sign	§§ 602-604,608.1 608.2,608.5-.7	P § 607.1(d)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

Retail Sales and Services

.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
.41	Bar	§ 790.22	P		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Fast Food Restaurant	§ 790.90	C		
.44	Take-Out Food	§ 790.122	C		

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Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.45	Movie Theater	§ 790.64	P		
.46	Adult Entertainment	§ 790.36			
.47	Other Entertainment	§ 790.38	P		
.48	Amusement Game Arcade	§ 790.4 § 1036 Police Code			
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	P	
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			

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Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd +
.65	Trade Shop	§ 790.124	P	C	

Non-Retail Sales and Services

.70	Administrative Service	§ 790.106	C	C	
.71	Light Manufacturing or Wholesale Sales	§ 790.54	C#	#	

Institutions

.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area # § 207.2		
.92	Residential Density, Group Housing	§§ 207.1,208, 790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

<u>Section</u>	<u>Zoning Controls</u>
§ 711.71	§ 236 - Garment Shop Special Use District Applicable only for portions of the Pacific Avenue NC-2 District as mapped on Sectional Map No. 1 SUa P for garment shops on the 1st and 2nd story
§ 711.91	§ 244 - Monterey Boulevard Affordable Housing Special Use District Applicable only for portions of the Monterey Boulevard NC-2 District as mapped on Sectional Map 12 SU 1 unit per 600 sq.ft. lot area by Conditional Use

SEC. 790 **DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.**

This Section provides the definitions for Neighborhood Commercial districts. In case of conflict between the following definitions and those set forth in Section 102, the following definitions shall prevail for Neighborhood Commercial districts.

SEC. 790.2 **Ambulance Service.** A retail use which provides medically-related transportation services.

SEC. 790.4 **Amusement Game Arcade. (Mechanical Amusement Devices)** A retail use which provides amusement games such as video games, pinball machines, pool tables, or other such similar mechanical and electronic amusement devices, as regulated in Section 1036 of the Police Code.

SEC. 790.6 **Animal Hospital.** A retail use which provides medical care and accessory boarding services for animals, not including a commercial kennel as specified in Section 224(c) of this Code.

SEC. 790.8 **Automobile Parking.** A use which provides temporary parking accommodations for private vehicles whether conducted within a garage or on an open lot, excluding community residential parking, as defined in Section 790.10. Provisions regulating automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article 1.5 of this Code.

SEC. 790.10 **Automobile Parking, Community Residential.** A use which provides parking accommodations, including a garage or lot for the overnight storage of private passenger automobiles for residents of the vicinity or meeting the requirements of Section 159 and other sections in Article 1.5 of this Code.

SEC. 790.12 **Automobile Sale or Rental.** A retail use which provides vehicle sales or rentals whether conducted within a building or on an open lot.

SEC. 790.14 **Automotive Gas Station.** A retail automotive service use which provides motor fuels, lubricating oils, air, and water directly into motor vehicles and without providing automotive repair services, including self-service operations which sell motor fuel only.

SEC. 790.15 **Automotive Repair.** A retail automotive service use which provides any of the following automotive repair services when conducted within an enclosed building having no openings, other than fixed windows or exits required by law, located within 50 feet of any R district: minor auto repair, engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying.

- SEC. 790.16** **Automotive Service.** A retail use which provides services for motor vehicles including automotive gas station, automotive service station, automotive repair, and automotive wash.
- SEC. 790.17** **Automotive Service Station.** A retail automotive service use which provides motor fuels and lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) which remain accessory to the principal sale of motor fuel. Repairs shall be conducted within no more than three enclosed service bays in buildings having no openings, other than fixed windows or exits required by law, located within 50 feet of any R district .
- SEC. 790.18** **Automotive Wash.** A retail automotive service use which provides cleaning and polishing of motor vehicles, including self-service operations, when such cleaning and polishing are conducted within an enclosed building having no openings, other than fixed windows or exits required by law, and which has an off-street waiting and storage area outside the building which accommodates at least one-fourth the hourly capacity in vehicles of the enclosed operations.
- SEC. 790.20** **Awning.** A light roof-like structure, supported entirely by the exterior wall of a building; consisting of a fixed or moveable frame covered with cloth, plastic or metal; extending over doors, windows, and show windows; with the purpose of providing protection from sun and rain and/or embellishment of the facade; as further regulated in Sections 4506 and 5211 of the Building Code.
- SEC. 790.22** **Bar.** A retail use which provides on-site alcoholic beverage sales for drinking on the premises, serving beer, wine and/or liquor to the customer, including bars where no person under 21 years is admitted (with Alcoholic Beverage Control [ABC] licenses 42, 48, or 61) and drinking establishments (with ABC licenses 47 or 60) in conjunction with other uses which admit minors, such as restaurants, movie theaters, and other entertainment.
- SEC. 790.26** **Canopy.** A light roof-like structure, supported by the exterior wall of a building and on columns or wholly on columns, consisting of a fixed or moveable frame covered with approved cloth, plastic or metal, extending over entrance doorways only, with the purpose of providing protection from sun and rain and embellishment of the facade, as further regulated in Sections 4505, 4506, 4508, and 5213 of the Building Code.
- SEC. 790.30** **Drive-Up Facility.** A structure designed primarily for drive-to or drive-through trade which provides service to patrons while in private motor vehicles; excluding gas stations, service stations, and auto repair garages, as defined in Sections 790.14, 790.15, and 790.17.

- SEC. 790.34** **Eating and Drinking Use.** A retail use which provides food and spirits for either on- or off-site food consumption including bars, full-service restaurants, fast food restaurants, and take out food.
- SEC. 790.36** **Entertainment, Adult.** A retail use which includes the following: adult bookstore, as defined by Section 791 of the Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from another adult entertainment use.
- SEC. 790.38** **Entertainment, Other.** A retail use which provides live entertainment, including dramatic and musical performances, and dance halls which provide amplified taped music for dancing on the premises, including but not limited to those defined in Section 1060 of the Police Code.
- SEC. 790.44** **Hospital or Medical Center.** A public or private institutional use which provides medical facilities for in-patient care, including medical offices, clinics, and laboratories. It shall also include employee or student dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a medical institution.
- SEC. 790.46** **Hotel, Tourist.** A retail use which provides tourist services including guest rooms or suites. A tourist guest room is intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days. A hotel does not include a tourist motel, which provides tourist services, including guest rooms or suites which are independently accessible from the outside, with garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling transient visitors. Hotels are further regulated by the Residential Hotel Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.
- SEC. 790.48** **Hours of Operation.** The permitted hours during which any commercial establishment, not including automated teller machines, may be open for business. Other restrictions on the hours of operation of movie theaters, adult entertainment, and other entertainment uses, as defined in Sections 790.64, 790.36., and 790.38, respectively, shall apply pursuant to provisions in Section 303(c)4, when such uses are permitted as conditional uses.
- SEC. 790.50** **Institutions, Other.** A public or private, commercial or non-commercial use which provides services to the community excluding hospitals and medical centers and including but not limited to the following:
- (a) Assembly and Social Service.** A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private non-commercial club house, lodge, meeting hall,

recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area or non-commercial horticulture area not publicly owned.

- (b) **Child Care.** A use which provides less than 24-hour care for children by licensed personnel and which meets the requirements of the State of California and other authorities.
- (c) **Educational Service.** A use certified by the State Educational Agency which provides educational services. It may include, on the same premises, employee or student dormitories and other housing operated by and affiliated with the institution.
- (d) **Religious Facility.** A use which provides religious services to the community. It may include on the same lot, the housing of persons who engage in supportive activity for the institution.
- (e) **Residential Care.** A medical use which provides lodging, board, and care 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California and which provides no outpatient services; including but not limited to, a board and care home, rest home, or home for the treatment of the addictive, contagious, or other diseases or physiological disorders.

SEC. 790.54

Light Manufacturing, Wholesale Sales. Non-retail sales and services use, including light manufacturing or wholesale sales, as defined in subsections (a) and (b) below.

- (a) **Light Manufacturing.** A non-retail use which provides for the fabrication or production of goods, by hand or machinery, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials, when conducted in an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R district. Light manufacturing uses include production and custom activities where items are made to order, usually involving individual or special design, or handiwork, such as the following fabrication or production activities defined by the Standard Industrial Classification Code Manual as light manufacturing uses:

1. Food processing
2. Apparel and other garment products
3. Furniture and fixtures
4. Printing
5. Leather products
6. Pottery
7. Glass blowing
8. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks.

(b) **Wholesale Sales.** A non-retail use which provides merchant middleman services, providing goods or commodities for resale or business use, not including a non-accessory storage warehouse.

SEC. 790.56 **Lot Size [Per development].** The permitted gross lot area for new construction or expansion of existing development. Lot is defined in Section 102.12.

SEC. 790.58 **Marquee.** A permanent roofed structure attached to and supported entirely by a building; including any object or decoration attached to or part of said marquee; no part of which shall be used for occupancy or storage; with the purpose of providing protection from sun and rain or embellishment of the facade; as further regulated in Sections 414 and 4506 of the Building Code.

SEC. 790.60 **Massage Establishment.** A retail use as defined in Section 2700 of the Police Code provided that the use is located no less than 1000 feet from the premises of any other massage establishment; except that this requirement shall not apply where massage services are incidental to the institutional uses permitted in Sections 217(a)-(c) or to the use by an individual member of the facilities of a health club, gymnasium, or other facility with a regular membership which health club, gymnasium or other facility is used primarily for instruction and training in body building, exercising, reducing, sports, dancing, or other similar physical activities.

SEC. 790.62 **Mortuary.** A retail use which provides funeral services, funeral preparation, or burial arrangements.

SEC. 790.64 **Movie Theater.** A retail use which displays motion pictures, slides, or closed circuit television pictures.

SEC. 790.70 **Outdoor Activity Area.** An area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food service activities.

SEC. 790.80 **Public Use.** A publicly- or privately-owned use which provides public services to the community and which has operating requirements which necessitate location within the district, including civic structures, public libraries, police stations, transportation facilities, utility installations (excluding service yards, machine shops, garages, and incinerators), and wireless transmission facilities.

SEC. 790.84 **Residential Conversion.** The change in occupancy (as defined and regulated by the Building Code) of any residential use to a non-residential use.

SEC. 790.86 Residential Demolition. The demolition (as defined by the Building Code) of any building or structure or portion thereof containing a residential use.

SEC. 790.88 Residential Use. A use which provides housing for San Francisco residents, rather than visitors, including a dwelling unit, group housing, or residential hotel as defined in Subsections (a) and (b) below.

- (a) **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.
- (b) **Group Housing.** A residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent, and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution.

SEC. 790.90 Restaurant, Fast Food. A retail eating or eating and drinking use with tables and chairs which provides ready-to-eat cooked foods generally served in disposable wrappers or containers, for consumption on or off the premises.

This use provides a public service area, including counter and queuing areas designed specifically for the sale and distribution of foods and beverages.

This definition is applicable to most franchise fast food restaurants and to independent businesses such as delis, taquerias, and bagelries.

This use may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If the use serves liquor for drinking on the premises (with ABC licenses 42, 47, 48, or 61), or does not admit minors, then the use shall also be considered a bar, as defined in Section 790.20.

SEC. 790.92 Restaurant, Full Service. A retail eating or eating and drinking use with tables and chairs which provides customers with table service for the consumption of prepared, ready-to-eat cooked foods on the premises.

This use provides suitable kitchen facilities necessary for the preparing, cooking and serving of meals to restaurant guests.

This use may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If the use serves liquor for

drinking on the premises (with ABC licenses 42, 47, 48, or 61), or does not admit minors, then the use shall also be considered a bar, as defined in Section 790.20.

- SEC. 790.100** **Sales and Services, Non-Retail.** A commercial use which provides sales or services to the business community rather than to the general public, including light manufacturing, wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106, respectively.
- SEC. 790.102** **Sales and Services, Other Retail.** A retail use which provides goods and services but is not listed as a separate zoning category in subsections .41 through .63 of Sections 710 through 728, including but not limited to sale or provision of the following goods and services:
- General groceries;
 - Specialty groceries such as cheese, coffee, meat, produce;
 - Pharmaceutical drugs and personal toiletries;
 - Personal items such as tobacco and magazines;
 - Self-service laundromats and dry cleaning;
 - Household goods and services (including hardware); and
 - Variety merchandise.
- SEC. 790.104** **Sales and Services, Retail.** A commercial use which sells goods or provides services directly to the consumer and is accessible to the general public during business hours.
- SEC. 790.106** **Service, Administrative.** A non-retail use, as defined in Section 790.100, which provides organizational services to the business community and is not available to the general public.
- SEC. 790.108** **Service, Business or Professional.** A retail use which provides general business or professional services including, but not limited to, architects, accountants, attorneys, consultants, realtors, and travel agents.
- SEC. 790.110** **Service, Financial.** A retail use which provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying less than 15 feet of linear frontage or 200 square feet of gross floor area.
- SEC. 790.112** **Service, Limited Financial.** A retail use which provides banking services, when not occupying more than 15 feet of linear frontage or 200 square feet of floor area. Automated teller machines, if installed within such a facility or on an exterior wall as a walk-up facility, are included in this category; however, these machines are not subject to the hours of operation, as defined in Section 790.48 and set forth in zoning category number .27 of Sections 710 through 728 for each district.

SEC. 790.114 Service, Medical. A retail use which provides health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals when licensed by a State-sanctioned Board overseeing the provision of medically-oriented services.

SEC. 790.116 Service, Personal. A retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, or instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes.

SEC. 790.118 Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

For purposes of this definition, grade is the point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. Provisions in Section 102.11 of this Code shall apply in defining the point of measurement at grade.

(a) **Story, First.** For structures existing at the effective date of Ordinance No. (this ordinance), the lowest story of a building which qualifies as a story, as defined herein, except that a story in a building having only one floor level shall be classified as a first story, provided such floor level is not more than 4 feet below grade for more than 50 percent of the total perimeter, or more than 8 feet below grade at any point. If the finished floor level directly above a basement or unused under-floor space is more than 6 feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement or unused under-floor space shall be considered as a story.

For new structures or alterations which involve changing the elevation of any story, the floor level of the first story shall be within 1 foot of grade at the primary retail frontage.

(b) **Story, Second.** The story above the first story.

(c) **Story, Third and Above.** The story or stories of a building above the second story and below the ceiling of the topmost story of a building.

SEC. 790.122 Take-Out Food. A retail use which without tables and chairs primarily sells prepared, ready-to-eat foods in disposable wrappers for immediate consumption on or off the premises.

This use may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with ABC licenses 20, 21, or 40).

This definition is applicable to bakeries, cookie and candy stores, as well as carry out sandwich and deli counters without seating on the premises. This definition is not applicable to general grocery stores or specialty grocery stores, subject to accessory use provisions in Section 703.2(b)1.(C)ii.

- SEC. 790.124 Trade Shop.** A retail use which provides custom crafted goods and services for sale directly to the consumer, reserving some storefront space for display and retail service; if conducted within an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R district. A trade shop includes, but is not limited to, repair and upholstery services, carpentry, printing, blueprinting, tailoring and other artisan craft uses.
- SEC. 790.130 Use Size [Non-Residential].** The permitted gross floor area allowed each individual non-residential use. Gross floor area is defined in Section 102.8 of this Code.
- SEC. 790.140 Walk-Up Facility.** A structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (ATMs).

OTHER APPLICABLE SECTIONS OF THE CITY PLANNING CODE.

Reference should be made to other sections which also apply to neighborhood commercial districts. These sections and their titles are listed below.

General Provisions

- Section 101 Purposes
- Section 109 Severability

Definitions

- Section 102 Definitions

Zoning Map

- Section 104 Zoning Map
- Section 106 Zoning Map Incorporated Herein

Building Standards

- Section 122 Height and Bulk
- Section 250 Height and Bulk Districts Established
- Section 251 Height and Bulk Districts - Purpose
- Section 252 Classes of Height and Bulk Districts
- Section 260 Height Limits - Method of Measurement
- Section 262 Additional Height Limits - Applicable to Signs
- Section 270 Bulk limits - Measurement
- Section 271 Bulk Limits - Special Exceptions
- Section 121 Minimum Lot Width
- Section 130 Yard and Setback Requirements
- Section 131 Legislated Setback Line
- Section 136 Obstructions over Street and Alleys
- Section 140 All Dwelling Units to Face and Open Area
- Section 141 Screening of Rooftop Features
- Section 142 Screening of Parking Areas

Parking

- Section 153 Rules for Calculation of Required Spaces
- Section 154 Minimum Dimensions for Required Off-Street Parking & Loading Spaces
- Section 155 General Standards as to Location & Arrangement of Off-Street Parking and Loading Spaces
- Section 156 Parking Lots
- Section 157 Conditional Use Applications for Parking Exceeding Accessory Amounts

Signs

- Section 602 Definitions
- Section 603 Exemption
- Section 604 Permits and Conformity
- Section 607 Commercial and Industrial Districts
- Section 608 Special Sign Districts
- Section 609 Amortization Period

Uses

Section 203	Effect on Certain Public Services
Section 204	Accessory Uses General
Section 204.4	Dwelling Units Accessory to Other Uses
Section 204.5	Parking and Loading as Accessory Uses
Section 205	Temporary Uses
Section 236	Garment Shop Special Use District
Section 240	Northern Waterfront Special Use Districts
Section 243	Ocean Avenue Affordable Housing Special Use District
Section 244	Monterey Boulevard Affordable Housing Special Use District

Landmarks

Article 10	Preservation of Historical, Architectural and Aesthetic Landmarks (Inclusive)
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Procedures

Section 301	General Description
Section 302	Amendments
Section 303	Conditional Uses
Section 304.5	Institutional Master Plans
Section 305	Variances

Compliance

Section 170	Applicability of Requirements
Section 171	Compliance of Uses Required
Section 172	Compliance of Structures, Open Spaces, and Off-Street Parking and Loading
Section 173	Compliance of Lots Required
Section 174	Compliance of Conditions
Section 175	Approval of Permits
Section 176	Enforcement Against Violations
Section 179	Automatic Conditional Uses
Section 180	Nonconforming Uses, Noncomplying Structures, and Substandard Lots
Section 181	Nonconforming Uses: Enlargements, Alterations, or Reconstruction
Section 182	Nonconforming Uses: Changes of Use
Section 183	Nonconforming Uses: Discontinuance and Abandonment
Section 184	Short-Term Continuance of Certain Nonconforming Uses
Section 186	Exemption of Limited Commercial Nonconforming Uses
Section 187	Garment Shops and Garment Factories as Nonconforming Uses
Section 188	Noncomplying Structures: Enlargements, Alterations and Reconstruction

ARTICLE 1

GENERAL ZONING PROVISIONS

[Section 101 is unchanged.]

SEC. 102 DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set forth in this and the following sections. Additional definitions applicable only to Article 7, Neighborhood Commercial Districts, are set forth in Section 790. All words used in the present tense shall include the future. All words in the plural number shall include the singular number and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission of the City and County of San Francisco, State of California herein referred to as the City: Assessor, Board of Supervisors, Department of City Planning, Department of Public Works, Director of Planning, City Planning Commission, Zoning Administrator. In each case the term shall be deemed to include an employee of any such officer or department of the City who is lawfully authorized to perform any duty or exercise any power as a representative or agent of that officer or department.

[Sections 102.1 through 102.3 are unchanged.]

SEC. 102.4 **District.** A portion of the territory of the city, as shown on the Zoning Map, within which certain regulations and requirements or various combinations thereof apply under the provisions of this Code. The term "district" shall include any use, special use, height and bulk, or special sign district. The term "R district" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2, RM-3, RM-4, RC-1, RC-2, RC-3, or RC-4 district. The term "C district" shall mean any C-1, C-2, C-3, or C-M district. The term "M district" shall mean any M-1 or M-2 district. The term "RH district" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or RH-3 district. The term "RM district" shall mean any RM-1, RM-2, RM-3, or RM-4 district. The term "RC district" shall mean any RC-1, RC-2, RC-3, or RC-4 district. The term "C-3 district" shall mean any C-3-O, C-3-R, C-3-G, or C-3-S district. The term "NC district" shall mean any NC-1, NC-2, NC-3, NC-S, and any neighborhood commercial district identified by street name in Section 702.1.

[Sections 102.5 through 109 are unchanged.]

ARTICLE 1.2

DIMENSIONS, AREAS AND OPEN SPACES

[Section 121 is unchanged.]

SEC. 121.5 Development on Large Lots, Neighborhood Commercial Districts.

In order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or enlargement of existing buildings on lots larger than the square footage stated in the table below shall be permitted as conditional uses subject to the provisions set forth in Section 315.

<u>District</u>	<u>Lot Size Limits</u>
<u>NC-1, Broadway, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, North Beach, Sacramento Street, Union Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>5000 sq.ft.</u>
<u>NC-2, NC-3, Hayes-Gough, Upper Market Street, Polk Street, Valencia Street</u>	<u>10,000 sq.ft.</u>
<u>NC-S</u>	<u>Not Applicable</u>

In addition to the criteria of Section 303(c) the City Planning Commission shall find that the following criteria are met:

1. The mass and facade of the proposed structure are compatible with the existing scale of the district.
2. The facade of the proposed structure is consistent with design features of adjacent facades that contribute to the positive visual quality of the district.
3. The site plan of the proposed structure reflects the arrangement of most other buildings on its block. In cluster and linear districts with continuous street building walls, the proposed structure maintains a continuous block facade line.

SEC. 121.7

Use Size Limits (Non-Residential), Neighborhood Commercial Districts.

In order to protect and maintain a scale of development appropriate to each district, non-residential uses which exceed the square footage stated in the table below may be permitted only as conditional uses subject to the provisions set forth in Section 315. The use area shall be measured as the gross floor area for each individual non-residential use.

<u>District</u>	<u>Use Size Limits</u>
<u>NC-1, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, North Beach, Sacramento Street, Union Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>2500 sq.ft.</u>
<u>Broadway, Hayes-Gough, Upper Market Street, Polk Street, Valencia Street</u>	<u>3000 sq.ft.</u>
<u>NC-2</u>	<u>3500 sq.ft.</u>
<u>NC-3, NC-5</u>	<u>5000 sq.ft.</u>

In addition to the criteria of Section 303(c), the Commission shall find that the following criteria are met:

1. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.
2. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.
3. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

[Sections 122 and 123 are unchanged.]

BASIC FLOOR AREA RATIO.

- (a) Except as provided in Subsections (b), (c), (d), and (e) of this section, the basic floor area ratio limits specified in the following table shall apply to each building or development in the districts indicated.

TABLE I

Basic Floor Area Ratio Limits

District	Basic Floor Area Ratio Limits
RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2,	1.8 to 1
RM-3	3.6 to 1
RM-4	4.8 to 1
RC-1, RC-2	1.8 to 1
RC-3	3.6 to 1
RC-4	4.8 to 1
<u>NC-1</u>	<u>1.8 to 1</u>
<u>NC-2, NC-3, NC-S, Broadway, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Hayes-Gough, Upper Market Street, North Beach, Polk Street, Sacramento Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>3.6 to 1</u>
C-1, C-2	3.6 to 1

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

C-3-O	10.0 to 1
C-3-R, C-3-G, C-3-O (SD)	6.0 to 1
C-3-S	5.0 to 1

C-M	9.0 to 1
M-1, M-2	5.0 to 1

- (b) In R and NC districts, the above floor area ratio limits shall not apply to dwellings.
- (c) In a C-2 district, the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to an RM-4 or RC-4 district than to any other R district, and 10.0 to 1 for a lot which is nearer to a C-3 district than to any R district. The distance to the nearest R district or C-3 district shall be measured from the midpoint of the front line, or from a point directly across the street therefrom, whichever gives the greatest ratio.
- (d) In the Automotive Special Use District, as described in Section 237 of this Code, the basic floor area ratio limit shall be 10.0 to 1.
- (e) In the Northern Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this Code, the basic floor area ratio limit in any C district shall be 5.0 to 1.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (f) In C-3-G and C-3-S districts, additional square footage above that permitted by the base floor area ratio limits set forth above may be approved for dwellings, in accordance with the conditional use procedures and criteria as provided in Section 303 of this Code.
- (g) In the mid-South of Market Special Use District, as described in Section 249.1 of this Code, the basic floor area ratio limit for office uses shall be 2.0 to 1.
- (h) The allowable gross floor area on a lot which is the site of an unlawfully demolished building that is governed by the provisions of Article 11 shall be the gross floor area of the demolished building for the period of time set forth in, and in accordance with the provisions of, Section 1114 of this Code, but not to exceed the basic floor area permitted by this Section.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently not effective as an interim control.

- (i) In calculating the permitted floor area of a new structure in a C-3 district, the lot on which an existing structure is located may not be included unless the existing structure and the new structure are made part of a single development complex, the existing structure is or is made architecturally compatible with the new structure, and, if the existing structure is in a Conservation District, the existing structure meets or is made to meet the standards of Section 1109(c), and the existing structure is reinforced to meet the standards for seismic loads and forces of the 1975 Building Code. Determinations under this paragraph shall be made in accordance with the provisions of Section 309.

- (j) In calculating allowable gross floor area on a preservation lot from which any TDRs have been transferred pursuant to Section 128, the amount allowed herein shall be decreased by the amount of gross floor area transferred.

SEC. 125

FLOOR AREA PREMIUMS, DISTRICTS OTHER THAN C-3 AND NC.

In any district other than a C-3 or NC district in which a floor area ratio limit applies, the following premiums, where applicable, may be added to the basic floor area ratio limit to determine the maximum floor area ratio for a building or development.

- (a) **Corner Lot.** For a lot or portion thereof which is defined by this Code as a corner lot, a floor area premium may be added by increasing the area of the lot or portion, for purposes of floor area computation, by 25 percent.
- (b) **Interior Lot.** For a lot or portion thereof which is defined by this Code as an interior lot, and which abuts along its rear lot line upon a street or alley, a floor area premium may be added by increasing the depth of the lot or portion along such street or alley, for purposes of floor area ratio computation, by one-half the width of such street or alley or 10 feet, whichever is the lesser.

[Sections 126 through 133 are unchanged.]

SEC. 134

REAR YARDS, R, NC, C AND M DISTRICTS.

The following requirements for rear yards shall apply to every building in an R, NC-1, or NC-2 district and to every dwelling in a(n) NC-2, NC-3, Individual Neighborhood Commercial District where noted in Subsection (a), C or M district. Rear yards shall not be required in NC-S districts. These requirements are intended to assure the protection and continuation of established mid-block, landscape open spaces, and maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings.

- (a) **Basic requirements.** The basic rear yard requirements shall be as follows for the districts indicated. ((Such rear yards shall be provided at grade level and at each succeeding level or story of the building; except that in RC-2, RC-3, RC-4, C and M districts such rear yards shall be provided at the lowest story occupied as a dwelling at the rear of the building, and at each succeeding story of the building.))

1. RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, RC-2, RC-3, RC-4, NC, C and M districts. The minimum rear yard depth shall be equal to 25 per cent of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

- (A) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, NC-1, Outer Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley districts. Rear yards shall be provided at grade level and at each succeeding level or story of the building.
- (B) NC-2, Castro Street, Inner Clement Street, Upper Fillmore Street, North Beach, Union Street, Valencia Street, 24th Street-Mission districts. Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling unit.
- (C) RC-2, RC-3, RC-4, NC-3, Broadway, Hayes-Gough, Upper Market Street, Polk Street, C and M districts. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building.

2. **RH-2, RH-2, RM-1 and RM-2 districts.** The minimum rear yard depth shall be equal to 45 per cent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by Subsection (c) below. Rear yards shall be provided at grade level and at each succeeding level or story of the building.

(b) **Permitted obstructions.** Only those obstructions specified in Section 136 of this Code shall be permitted in a required rear yard, and no other obstruction shall be constructed, placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.

(c) **Reduction of requirements in RH-2, RH-3, RM-1 and RM-2 districts.** The rear yard requirement in RH-2, RH-3, RM-1 and RM-2 districts, as stated in Paragraph (a)2 above, shall be reduced in specific situations as described in this Subsection (c), based upon conditions on adjacent lots. Under no circumstances, however, shall the minimum rear yard be thus reduced to less than a depth equal to 25 per cent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.

1. **General rule.** In such districts, the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings. Provided, that in any case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser height as may be established by Section 261 of this Code.

2. **Alternative method of averaging.** If, under the rule stated in Paragraph (c)1 above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by Paragraph (c)1 above times the reduction in depth of rear yard permitted by Paragraph (c)1; and provided further that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.
3. **Method of measurement.** For purposes of this Subsection (c), an adjacent building shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of any portion of the adjacent building which occupies at least 1/2 the width between the side lot lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet above grade, or two stories, whichever is less; excluding all permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, NC, C, M or P district, such adjoining lot shall, for purposes of the calculations in this Subsection (c), be considered to have an adjacent building upon it whose rear building wall is at a depth equal to 75 percent of the total depth of the subject lot.
4. **Applicability to special lot situations.** In the following special lot situations, the general rule stated in Paragraph (c)1 above shall be applied as provided in this Paragraph (c)4, and the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all other requirements of this Section 134 are met.
 - (A) **Corner lots and lots at alley intersections.** On a corner lot as defined by this Code, or a lot at the intersection of a street and an alley or two alleys, the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building.
 - (B) **Lots abutting properties with buildings that front on another street or alley.** In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line

on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another street or alley, both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot shall be equal to 25 percent of the total depth of the subject lot, or 15 feet, whichever is greater.

- (C) **Through lots abutting properties that contain two buildings.** Where a lot is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots are also through lots, each containing two dwellings or group housing structures that front at opposite ends of the lot, the subject through lot may also have two buildings according to such established pattern, each fronting at one end of the lot, provided all the other requirements of this Code are met. In such cases the rear yard required by this Section 134 for the subject lot shall be located in the central portion of the lot, between the two buildings on such lot, and the depth of the rear wall of each building from the street or alley on which it fronts shall be established by the average of the depths of the rear building walls of the adjacent buildings fronting on that street or alley. In no case, however, shall the total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 25 percent of the total depth of the subject lot, or to less than 15 feet, whichever is greater. Furthermore, in all cases in which this Subparagraph (c)4(C) is applied, the requirements of Section 132 of this Code for front set-back areas shall be applicable along both street or alley frontages of the subject through lot.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (d) **Reduction of requirements in C-3 districts.** In C-3 districts, an exception to the rear yard requirements of this section may be allowed, in accordance with the provisions of Section 309, provided that the building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided.

- (e) **Reduction of Requirements in NC districts.** The rear yard requirement may be modified or waived by the Zoning Administrator if all of the following criteria are met:

1. Dwelling units are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents; and
2. The proposed new or expanding structure will not significantly impede the access of light and air to and views from abutting properties; and
3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of abutting properties.

This provision shall be administered pursuant to the procedures which are applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2.

SEC. 135

USABLE OPEN SPACE, R, NC, C AND M DISTRICTS.

Except as provided in Section 172 and 188 of this Code, usable open space shall be provided for each dwelling and each group housing structure in R, NC, C and M districts according to the standards set forth in this section.

- (a) **Character of space provided.** Usable open space shall be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing).
- (b) **Access.** Usable open space shall be as close as is practical to the dwelling unit (or bedroom in group housing) for which it is required, and shall be accessible from such dwelling unit or bedroom as follows:
 1. Private usable open space shall be directly and immediately accessible from such dwelling unit or bedroom; and shall be either on the same floor level as such dwelling unit or bedroom, with no more than one story above or below such floor level with convenient private access.
 2. Common usable open space shall be easily and independently accessible from such dwelling unit or bedroom, or from another common area of the building or lot.

- (c) **Permitted obstructions.** In the calculation of either private or common usable open space, those obstructions listed in Section 136 of this Code for usable open space shall be permitted.
- (d) **Amount required.** Usable open space shall be provided for each building in the amounts specified herein and in the following table for the district in which the building is located.
1. For dwellings, except as provided in Paragraph (d)3 below, the minimum amount of usable open space to be provided for use by each dwelling unit shall be as specified in the second column of the table if such usable open space is all private. Where common usable open space is used to satisfy all or part of the requirement for a dwelling unit, such common usable open space shall be provided in an amount equal to 1.33 square feet for each one square foot of private usable open space specified in the second column of the table. In such cases, the balance of the required usable open space may be provided as private usable open space, with full credit for each square foot of private usable open space so provided.
 2. For group housing structures, the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit as specified in Paragraph (d)1 above. For purposes of these calculations, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.
 3. For dwellings specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be 1/2 the amount required for each dwelling unit as specified in Paragraph (d)1 above.
- (e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed five percent.
- (f) **Private usable open space: additional standards.**
1. **Minimum dimensions and minimum area.** Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.
 2. **Exposure.** In order to be credited as private usable open space, an area must be kept open in the following manner:

**Table 3
Minimum Usable Open Space**

District	Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
RH-1(D), RH-1	300	1.33
RH-1(S)	300 for first unit; 100 for minor second unit	1.33
RH-2	125	1.33
RH-3	100	1.33
RM-1, RC-1	100	1.33
RM-2, RC-2	80	1.33
RM-3, RC-3	60	1.33
RM-4, RC-4	36	1.33
<u>Sacramento</u>	<u>100</u>	<u>1.33</u>
<u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Union Street,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley,</u>	<u>80</u>	<u>1.33</u>
<u>Broadway, Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach,</u> <u>Polk Street</u>	<u>60</u>	<u>1.33</u>
C-3, C-M, M-1, M-2	36	1.33
<u>NC-1, NC-2, NC-3,</u> <u>NC-S, C-1, C-2</u>	Same as for the R district establishing the dwelling unit density ratio for the <u>NC-1, NC-2, NC-3,</u> <u>NC-S, C-1 or C-2</u> district property	

- (A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter must be unobstructed except for necessary railings.
 - (B) In addition, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space as specified in Paragraph 135(g)1 below.
 - (C) Areas within inner and outer courts, as defined by this Code, must either conform to the standards of Subparagraph (f)2(B) above or be so arranged that the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court, regardless of the permitted obstruction referred to in Subsection 135(c) above.
3. **Fire escapes as usable open space.** Normal fire escape grating shall not be considered suitable surfacing for usable open space. The steps of a fire escape stairway or ladder, and any space less than six feet deep between such steps and a wall of the building, shall not be credited as usable open space. But the mere potential use of a balcony area for an emergency fire exit by occupants of other dwelling units (or bedrooms in group housing) shall not prevent it from being credited as usable open space on grounds of lack of privacy or usability.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

In C-3 districts, the area of a totally or partially enclosed solarium shall be credited as private usable open space if (i) such area is open to the outdoors through openings or clear glazing on not less than 50 percent of its perimeter; and (ii) not less than 30 percent of its overhead area and 25 percent of its perimeter are open or can be opened to the air.

(g) **Common usable open space: additional standards.**

- 1. **Minimum dimensions and minimum area.** Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

2. **Use of inner courts.** The area of an inner court, as defined by this Code, may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.
3. **Use of solariums.** The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

SEC. 136

OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.

- (a) The following obstructions shall be permitted, in the manner specified, as indicated by the symbol "X" in the columns at the left, within the required open areas listed herein:
 1. Projections from a building or structure extending over a street or alley as defined by this Code. Every portion of such projections over a street or alley shall provide a minimum of 7-1/2 feet of vertical clearance from the sidewalk or other surface above which it is situated, or such greater vertical clearance as may be required by the San Francisco Building Code, unless the contrary is stated below. The permit under which any such projection over a street or alley is erected over public property shall not be construed to create any perpetual right but is a revocable license.
 2. Obstructions within legislated set-back lines and front set-back areas, as required by Sections 131 and 132 of this Code.
 3. Obstructions within side yards and rear yards, as required by Sections 133 and 134 of this Code.
 4. Obstructions within usable open space, as required by Section 135 of this Code.
- (b) No obstruction shall be constructed, placed or maintained in any such required open area except as specified in this section.

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X
X	X	X	X

(c) The permitted obstructions shall be as follows:

1. Overhead horizontal projections (leaving at least 7-1/2 feet of headroom) of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than:

- (A) At roof level, three feet over streets and alleys and into set-backs, or to a perimeter in such required open areas parallel to and one foot outside the surfaces of bay windows immediately below such features, whichever is the greater projection;
- (B) At every other level, one foot over streets and alleys and into set-backs; and
- (C) Three feet into yards and usable open space, or 1/6 of the required minimum dimensions (when specified) of such open areas, whichever is less.

2. Bay (Projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)3 below shall be permitted as an alternative to those specified in this Paragraph (c)2.

- (A) The minimum headroom shall be 7-1/2 feet.
- (B) Projection into the required open area shall be limited to three feet; provided that projection over streets and alleys shall be further limited to two feet where the sidewalk width is nine feet or less, and the projection shall in no case be closer than eight feet to the center line of any alley.
- (C) The glass areas of each bay window, and the open portions of each balcony, shall be not less than 50 per cent of the sum of the areas of the vertical surfaces of such bay window or balcony above the required open area. At least 1/3 of such required glass area of such bay window, and open portions of such balcony, shall be on one or more vertical surfaces situated at an angle of not less than 30 degrees to the line establishing the required open area. In addition, at least 1/3 of such required glass area or open portions shall be on the vertical surface parallel to, or most nearly parallel to, the line establishing each open area over which the bay window or balcony projects.

Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	X

(D) The maximum length of each bay window or balcony shall be 15 feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15-foot dimension, reaching a maximum of nine feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

(E) Where a bay window and a balcony are located immediately adjacent to one another, and the floor of such balcony in its entirety has a minimum horizontal dimension of six feet, the limitations of Subparagraph (c)2(D) above shall be increased to a maximum length of 18 feet at the line establishing the required open area, and a maximum of 12 feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

(F) The minimum horizontal separation between bay windows, between balconies, and between bay windows and balconies (except where a bay window and a balcony are located immediately adjacent to one another, as provided for in Subparagraph (c)2(E) above), shall be two feet at the line establishing the required open area, and shall be increased in proportion to the distance from such line by means of 135 degree angles drawn outward from the ends of such two-foot dimension, reaching a minimum of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

(G) Each bay window or balcony over a street or alley, set-back or rear yard shall also be horizontally separated from interior lot lines (except where the wall of a building on the adjoining lot is flush to the interior lot line immediately adjacent to the projecting portions of such bay window or balcony) by not less than one foot at the line establishing the required open area, with such separation increased in proportion to the distance from such line by means of a 135 degree angle drawn outward from such one-foot dimension, reaching a minimum of four feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

3. Bay (projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X
			X
		X	

usable open space, the bay windows and balconies specified in Paragraph (c)2 above shall be permitted as an alternative to those specified in this Paragraph (c)3.

- (A) The minimum headroom shall be 7-1/2 feet.
- (B) Projection into the required open area shall be limited to three feet, or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less.
- (C) In the case of bay windows, the maximum length of each bay window shall be 10 feet, and the minimum horizontal separation between bay windows shall be five feet, above all parts of the required open area.
- (D) The aggregate length of all bay windows and balconies projecting into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line; in the case of yards, these limits on aggregate length shall apply to the aggregate of all bay windows, balconies, fire escapes and chimneys.

4. Fire escapes, leaving at least 7-1/2 feet of headroom exclusive of drop ladders to grade, and not projecting more than necessary for safety or in any case more than four feet six inches into the required open area. In the case of yards, the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line.
5. Overhead horizontal projections other than those listed in Paragraphs (c)1, 2, 3 and 4 above, leaving at least 7-1/2 feet of headroom, where the depth of any such projection is no greater than the headroom it leaves, and in no case is greater than 10 feet; and provided that, in the case of common usable open space at ground level, the open space under the projection directly adjoins uncovered usable open space that is at least 10 feet in depth and 15 feet in width.
6. Chimneys not extending more than three feet into the required open area or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less; provided, that the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area is no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line.

Streets and Alleys	Setbacks	Yards	Usable Open Space
X			
X			
X	X		
X	X		
X	X		
X	X		
	X	X	X
	X	X	X
X	X	X	X
	X	X	X
	X	X	X
	X	X	X

7. Temporary occupancy of street and alley areas during construction and alteration of buildings and structures, as regulated by the Building Code and other portions of the Municipal Code.
8. Space below grade, as regulated by the Building Code and other portions of the Municipal Code.
9. Building curbs and buffer blocks at ground level, not exceeding a height of nine inches above grade or extending more than nine inches into the required open area.
10. Signs as regulated by Article 6 of this Code, at locations and to the extent permitted therein.
11. Flag poles for projecting flags permitted by Article 6 of this Code.
12. Marquees, awnings and canopies in P, NC, C, and M districts, as regulated by the Building Code and as further limited by this Code.
13. Retaining walls that are necessary to maintain approximately the grade existing at the time of construction of a building. Other retaining walls and the grade maintained by them shall be subject to the same regulations as decks (see Paragraphs (c)24 and (c)25 below).
14. Steps of any type not more than three feet above grade, and uncovered stairways and landings not extending higher than the floor level of the adjacent first floor of occupancy above the ground story, and, in the case of yards and usable open space, extending no more than six feet into the required open area for any portion that is more than three feet above grade, provided that all such stairways and landings shall occupy no more than 2/3 the buildable width of the lot along a front or rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line.
15. Railings no more than three feet six inches in height above any permitted step, stairway, landing, fire escape, deck, porch or balcony, or above the surface of any other structure permitted in the required open area.
16. Decorative railings and decorative grille work, other than wire mesh, at least 75 percent open to perpendicular view and no more than six feet in height above grade.
17. Fences no more than three feet in height above grade.
18. Fences and wind screens no more than six feet in height above grade.

Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	
		X	X
	X	X	X
		X	X
		X	
		X	

19. Fences and wind screens no more than 10 feet in height above grade.
20. Normal outdoor recreational and household features such as play equipment and drying lines.
21. Landscaping and garden furniture.
22. Garden structures enclosed by walls on no more than 50 percent of their perimeter, such as gazebos and sunshades, if no more than eight feet in height above grade and covering no more than 60 square feet of land.
23. Other structures commonly used in gardening activities, such as greenhouses and sheds for storage of garden tools, if no more than eight feet in height above grade and covering no more than 100 square feet of land.
24. Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:
 - (A) Slope of 15 percent or less. The floor of the deck shall not exceed a height of three feet above grade at any point in the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area.
 - (B) Slope of more than 15 percent and no more than 70 percent. The floor of the deck shall not exceed a height of three feet above grade at any point along any lot line bordering the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area, except that when two or more lots are developed with adjacent decks whose floor levels differ by not more than three feet, whether or not the lots will remain in the same ownership, each deck may come all the way to the lot line adjacent to the other deck. In addition, the vertical distance measured up from grade to the floor of the deck shall not exceed seven feet at any point in the required open area.
 - (C) Slope of more than 70 percent. Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the light, air, view, and privacy of adjacent lots are not seriously affected. Each such case shall be considered on its individual merits. However, the following points shall be considered guidelines in these cases:

Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	
			X
	X		

- (i) The deck shall be designed to provide the minimum obstruction to light, air, view and privacy.
- (ii) The deck shall be at least two feet inside all side lot lines.
- (iii) On downhill slopes, a horizontal angle of 30 degrees drawn inward from each side lot line at each corner of the rear building line shall be maintained clear and the deck shall be kept at least 10 feet inside the rear lot line.

25. Except in required side yards, decks, and enclosed and unenclosed extensions of buildings, when limited as specified herein.
- (A) The structure shall extend no more than 12 feet into the required open area; and shall not occupy any space within the rear 25 percent of the total depth of the lot, or within the rear 15 feet of the depth of the lot, or within the rear 15 feet of the depth of the lot, whichever is greater.
 - (B) Within all parts of the required open area, the structure shall be limited in height to either:
 - (i) 10 feet above grade; or
 - (ii) A height not exceeding the floor level of the second floor of occupancy, excluding the ground story, at the rear of the building on the subject property, in which case the structure shall be no closer than five feet to any interior side lot line.
 - (C) Any fence or wind screen extending above the height specified in Subparagraph (C)25(B) shall be limited to six feet above such height; shall be no closer to any interior side lot line than one foot for each foot above such height; and shall have not less than 80 percent of its surfaces above such height composed of transparent or translucent materials.

26. Garages which are under ground, or under decks conforming to the requirements of Paragraph (c)24 or (c)25 above, if their top surfaces are developed as usable open space, provided that no such garage shall occupy any area within the rear 15 feet of the depth of the lot.

27. Garages, where the average slope of the required open area ascends from the street lot line to the line of the set-back and exceeds 50 percent, provided the height of the garage is limited to 10 feet above grade, or the floor level of the adjacent first floor of occupancy on the subject property, whichever height is less.

Streets and Alleys	Setbacks	Yards	Usable Open Space
	X		
		X	
	X	X	

28. Garages, where both adjoining lots (or the one adjoining lot where the subject property is a corner lot) contain a garage structure within the required set-back line or front set-back area on the same street or alley frontage, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or extension into the required set-back.
29. Garages, where the subject property is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots (or the one adjoining lot where the subject property is also a corner lot) contain a garage structure adjacent to the required rear yard on the subject property, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or encroachment upon the required rear yard.
30. Driveways, for use only to provide necessary access to required or permitted parking that is located on the subject property other than in a required open area, and where such driveway has only the minimum width needed for such access.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (d) Notwithstanding the limitations of subsection (c) of this section, the following provisions shall apply in C-3 districts.
- I. Decorative Architectural Features.** Decorative architectural features not increasing the interior floor area or volume of the space enclosed by the building are permitted over streets and alleys and into setbacks within the maximum vertical and horizontal dimensions described as follows:
- (A) At roof level, decorative features such as cornices, eaves, and brackets may project four feet with a maximum vertical dimension no greater than 6 feet.
- (B) At all levels above the area of minimum vertical clearance required in subsection (a)1 above, decorative features, such as belt courses, entablatures, and bosses, may project 2 feet with a maximum vertical dimension of 4 feet.
- (C) At all levels above the area of minimum vertical clearance required by subsection (a)1 above, vertical

decorative features, such as pilasters, columns, and window frames (including pediment and sills), with a cross-sectional area of not more than 3 square feet at midpoint, may project 1 foot horizontally.

2. **Bay Windows.** Notwithstanding the provisions of subsections (c)2, (D) and (F) of this section, bay windows on non-residential floors of a structure are permitted only if the width of the bay is at least two times its depth, the total width of all bays on a facade plane does not exceed one-half of the width of the facade plane, and the maximum horizontal (plan) dimensions of the bay fit within the dimensions set forth in the diagram below.

SEC. 136.1

Obstructions over Streets and Alleys and in Required Set-Backs, Yards, and Usable Open Space in NC Districts.

In addition to the limitations of Section 136, especially Paragraph 136(c)12, the following provisions shall apply in NC districts.

- (a) **Awnings.** All portions of any permitted awning shall be not less than 8 feet above the finished grade, excluding any valance which shall not be less than 7 feet above the finished grade. No portion of any awning shall be higher than the window-sill level of the lowest story (if any) that has a window or windows on the building facade to which the awning is attached, exclusive of the ground story and mezzanine, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower.

1. **NC-1 districts.** The horizontal projection of any awning shall not exceed 4 feet from the face of a building. The vertical distance from the top to the bottom of any awning shall not exceed 4 feet, including any valance.
2. **All other NC districts.** When the width of all awnings is less than 10 feet along the direction of the street, the horizontal projection of such awnings shall not exceed 6 feet from the face of any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed 6 feet, including any valance. When the width of all awnings exceeds 10 feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed 4 feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed 4 feet, including any valance.

(b) Canopies.

1. **NC-1 Districts.** No canopy shall be permitted in any NC-1 district.

2. All other NC districts. The maximum width of any canopy shall be 10 feet. The horizontal projection of any canopy may extend to a point 2 feet from the curb. The outer column support shall be located in the outer one-third of the sidewalk. The vertical distance from the top to the bottom of the canopy shall not exceed 2 feet, including any valance. All portions of any canopy, excluding the column supports and excluding any valance which may be not less than 7 feet above the finished grade, shall be not less than 8 feet above the finished grade. Canopies shall not be spaced closer than 20 feet from each other, measured from center line to center line.

(c) Marquees.

1. NC-1 Districts. No marquee shall be permitted in any NC-1 district.

2. All other NC districts. The vertical distance from the top to the bottom of any marquee shall not exceed 3 feet and the horizontal projection shall not extend beyond a point 2 feet from the curb.

A. A marquee projecting more than two-thirds of the distance from the property line to the curb line shall not exceed 10 feet or 50 percent of the length of the building, along the direction of the street, whichever is less. All portions of such marquee shall be not less than 12 feet nor more than 16 feet in height above the finished grade, nor higher than the window-sill level or windows on the building facade on which the marquee is placed, exclusive of the ground story and mezzanine. Each building frontage shall be considered separately.

B. A marquee projecting less than two-thirds of the distance from the property line to the curb line shall not exceed 25 feet or 50 percent of the length of the building along the direction of the street, whichever is less. All portions of such marquee shall be not less than 10 feet nor more than 16 feet above the finished grade, nor higher than the window-sill level or windows on the building facade on which the marquee is placed, exclusive of the ground story and mezzanine. Each building frontage shall be considered separately.

SEC. 140

ALL DWELLING UNITS TO FACE ON OPEN AREA, R, C, NC, AND M DISTRICTS.

(a) In each dwelling unit in an R, C, NC, or M district, the required windows (as defined by Section 501.4 of the San Francisco Housing Code) of at least one room that meets the 120-square foot minimum superficial floor area requirement of Section 501.1 of the Housing Code shall face directly on an open area of one of the following types:

1. A public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided that if such windows are on an outer court whose width is less than 25 feet the depth of such court shall be no greater than its width; or
2. An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than 4 feet 6 inches, chimneys, and those obstructions permitted in Sections 136(c)14, 15, 16, 19, 20 and 29 of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

SEC. 141

SCREENING OF ROOFTOP FEATURES R, C, NC, AND M DISTRICTS.

- (a) In R, C, NC, and M districts, rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (b) In C-3 districts, whenever the enclosure of mechanical equipment and appurtenances will become a prominent feature on the skyline, modifications may, in accordance with provisions of Section 309, be required in order to insure that:
1. The enclosure is designed as a logical extension of the building form and an integral part of the overall building design;
 2. Its cladding and detailing is comparable in quality to that of the rest of the building;
 3. If screened by additional volume, as authorized by Section 260(b), the rooftop form is appropriate to the nature and proportions of the building, and is designed to obscure the rooftop equipment and appurtenances and to provide a more balanced and graceful silhouette for the top of the building or structure; and

4. The additional building volume is not distributed in a manner which simply extends vertically the walls of the building.

SEC. 142

SCREENING OF PARKING AREAS, R DISTRICTS AND ALL NC DISTRICTS EXCEPT NC-3 AND NC-S DISTRICTS.

Off-street parking areas in R districts, and all NC except NC-3 and NC-S districts, shall be screened as provided in this section.

- (a) Every off-street parking space within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage doors or by some other means.
- (b) Along rear yard areas and other interior open spaces, all off-street parking spaces, driveways and maneuvering areas within buildings shall be screened from view and confined by solid building walls.
- (c) Off-street parking spaces in parking lots shall meet the requirements of Section 156 and other applicable provisions of Article 1.5 of this Code. Such parking areas shall be screened from view as provided in Section 156(d) of this Code.

SEC. 143

STREET TREES, R, NC, AND C-3 DISTRICTS.

- (a) In any R, NC, or C-3 District, street trees shall be

installed by the owner or developer in the case of construction of a new building, relocation of a building, or addition of floor area equal to 20 per cent or more of an existing building.

- (b) The street trees installed shall be a minimum of one tree of 15 gallon size for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located within a set-back area on the lot or within the public right-of-way along such lot.
- (c) The species of trees selected shall be suitable for the site, and in the case of trees installed in the public right-of-way, the species and locations shall be subject to approval by the Department of Public Works. Procedures and other requirements for the installation, maintenance, and protection of trees in the public right-of-way shall be as set forth in Article 16 of the Public Works Code.

- (d) In any case in which the Department of Public Works cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities, or other reasons regarding the public welfare, and where installation of such tree on a lot itself is also impractical, the requirements of this Section 143 may be modified or waived by the Zoning Administrator to the extent necessary.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (e) In C-3 districts, the Zoning Administrator may allow the installation of planter boxes or tubs or similar landscaping in place of trees when that is determined to be more desirable in order to make the landscaping compatible with the character of the surrounding area, or may waive the requirement where landscaping is considered to be inappropriate because it conflicts with policies of the Downtown Plan, a component of the Master Plan, such as the policy favoring unobstructed pedestrian passage.

[Sections 144 and 145 are unchanged.]

SEC. 145.1

Street Frontages, Neighborhood Commercial Districts.

In order to preserve, enhance and promote attractive, clearly defined street frontages which are appropriate and compatible with the buildings and uses in Neighborhood Commercial districts and adjacent districts, the following requirements shall apply to new structures or alterations to existing structures involving a change in the level of the first story or a change in the facade at the street frontage, where such structure is located along any block frontage that is entirely within an NC district.

- (a) In all NC districts other than NC-5 districts, the width of such new or altered structure, parallel to and facing such street, shall abut the front property line or legislated set-back, as regulated in Section 131, except for entrance doors, outdoor activity areas as defined in Section 790.70, or walk-up facilities as defined in Section 790.140, which may be indented.
- (b) In all NC districts other than NC-5 districts, no more than one-third the width of such new or altered structure, parallel to and facing such street, shall be devoted to ingresses to parking.
- (c) The floor level of the ground story shall be within one foot of grade, as defined in Section 790.118, for a horizontal distance of 10 feet from the front building wall at the retail frontage.

- (d) If such structures contain at the ground story any of the permitted uses in the Sections listed below, at least one-half the total width of such new or altered structures, parallel to and facing such street, shall be devoted to the ground story to entrances, windows or display space at the pedestrian eye-level. Such windows shall use clear, untinted glass, except for decorative or architectural accent. Any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, shall be at least 75 per cent open to perpendicular view and no more than six feet in height above grade.

<u>§ 703.40</u>	<u>Other Retail Sales and Services</u>
<u>§ 703.41</u>	<u>Bar</u>
<u>§ 703.42</u>	<u>Full-Service Restaurant</u>
<u>§ 703.43</u>	<u>Fast-Food Restaurant</u>
<u>§ 703.44</u>	<u>Take Out Food</u>
<u>§ 703.45</u>	<u>Movie Theater</u>
<u>§ 703.48</u>	<u>Amusement Game Arcade</u>
<u>§ 703.49</u>	<u>Financial Service</u>
<u>§ 703.50</u>	<u>Limited Financial Service</u>
<u>§ 703.51</u>	<u>Medical Service</u>
<u>§ 703.52</u>	<u>Personal Service</u>
<u>§ 703.53</u>	<u>Business or Professional Service</u>
<u>§ 703.55</u>	<u>Tourist Hotel</u>
<u>§ 703.61</u>	<u>Automobile Sale or Rental</u>
<u>§ 703.62</u>	<u>Animal Hospital</u>
<u>§ 703.65</u>	<u>Trade Shop</u>
<u>§ 703.70</u>	<u>Administrative Service</u>

ARTICLE 1.5

OFF-STREET PARKING AND LOADING

[Sections 150 through 155 are unchanged.]

SEC. 156

PARKING LOTS.

- (a) A parking lot is hereby defined as an off-street open area or portion thereof solely for the parking of passenger automobiles. Such an area or portion shall be considered a parking lot whether or not on the same lot as another use, whether or not required by this Code for any structure or use, and whether classified as an accessory, principal or conditional use.
- (b) Where parking lots are specified in Article 2 of this Code as a use for which conditional use approval is required in a certain district, such conditional use approval shall be required only for such parking lots in such district as are not qualified as accessory uses under Section 204.5 of this Code. The provisions of this Section 156 shall, however, apply to all parking lots whether classified as accessory, principal or conditional uses.
- (c) In considering any application for a conditional use for a parking lot for a specific use or uses, where the amount of parking provided exceeds the amount classified as accessory parking in Section 204.5 of this Code, the City Planning Commission shall consider the criteria set forth in Section 157.
- (d) Any parking lot for the parking of two or more automobiles which adjoins a lot in any R district, or which faces a lot in any R district across a street or alley, shall be screened from view therefrom, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.
- (e) Any parking lot for the parking of 10 or more automobiles within the C-3-0, C-3-R, C-3-S, or C-3-G district shall be screened from view from every street, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.
- (f) All artificial lighting used to illuminate a parking lot for any number of automobiles in any R ((district)), NC, or C district shall be so arranged that all direct rays from such lighting fall entirely within such parking lot.

- (g) No parking lot for any number of automobiles shall have conducted upon it any dead storage or dismantling of vehicles, or any repair or servicing of vehicles other than of an emergency nature.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

- (h) No permanent parking lot shall be permitted in C-3-O, C-3-R, and C-3-G Districts; temporary parking lots may be approved as conditional uses pursuant to the provisions of Section 303 for a period not to exceed two years; permanent parking lots in C-3-S Districts shall be permitted only as a conditional use.

[Sections 157 through 161 are unchanged.]

ARTICLE 1.7

COMPLIANCE

[Sections 170 through 176 are unchanged.]

SEC. 178

CONDITIONAL USES.

The following provisions shall apply to conditional uses:

- (a) Definition. For the purposes of this Section, a permitted conditional use shall refer to:
1. Any use or feature authorized as a conditional use pursuant to Article 3 of this Code, provided that such use or feature was established within a reasonable time from the date of authorization; or
 2. Any use or feature which is classified as a conditional use in the district in which it is located and which lawfully existed either on the effective date of this Code, or on the effective date of any amendment imposing new conditional use requirements upon such use or feature; or
 3. Any use deemed to be a permitted conditional use pursuant to Section 179 of this Code.
- (b) Continuation. Except as provided for temporary uses in Section 205 of this Code, and except where time limits are otherwise specified as a condition of authorization, any permitted conditional use may continue in the form in which it was authorized, or in the form in which it lawfully existed either on the effective date of this Code or the effective date of any amendment imposing new conditional use requirements upon such use or feature, unless otherwise provided in this Section or in Article 2 of this Code.
- (c) Enlargements or Alteration. A permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (d) Abandonment. A permitted conditional use which is discontinued for a period of three years, or otherwise abandoned, shall not be restored, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (e) Changes in Use. A permitted conditional use shall not be changed to another use or feature that is classified as a conditional use in the district in which it is located, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.

USES LOCATED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

The following provisions shall govern with respect to uses and features located in Neighborhood Commercial districts to the extent that there is a conflict between the provisions of this section and other sections contained in this Article 1.7.

- (a) Any use or feature which lawfully existed on the effective date of Ordinance No. (this ordinance) which is classified as a conditional use by the enactment of Ordinance No. (this ordinance), shall be subject to the provisions of Section 178 of this Code.
- (b) Any use or feature which lawfully existed on the effective date of Ordinance No. (this ordinance) which use or feature is not permitted by the enactment of Ordinance No. (this ordinance) is hereby deemed to be a permitted conditional use subject to the provisions of Section 178. In addition, a conditional use authorization may be sought, pursuant to the provisions of Article 3, for any change in use described below:
1. Any use described in zoning categories .41, .42, .43, or .44, as defined in Sections 790.22, 790.92, 790.90, and 790.122, respectively, may change to another use described in zoning categories .41, .42, .43, or .44 even though such other use is not permitted in that Neighborhood Commercial district,
 2. Any use described in zoning categories .51, .52, or .53, as defined in Sections 790.114, 790.116, and 790.108, respectively, may change to another use described in zoning categories .51, .52, or .53, even though such other use is not permitted in that Neighborhood Commercial district,
 3. Any use described in zoning categories .57, .58, and .59, as defined in Sections 790.14, 790.17, and 790.15, respectively, may change to another use described in zoning categories .57, .58, and .59, even though such other use is not permitted in that Neighborhood Commercial district.
- (c) Any use located on the second story or above, in a structure located within a Neighborhood Commercial district, which use existed on the effective date of Ordinance No. (this ordinance) and was permitted as a conditional use prior to the adoption of Ordinance No. (this ordinance), but for which the required permits and conditional use authorization had not been obtained, and which use is not permitted by operation of Ordinance No. (this ordinance), will be deemed to be a permitted conditional use if:
1. Within two years of the effective date of Ordinance No. (this ordinance) an application for conditional use authorization is filed pursuant to the provisions of Article 3 of this Code, and if an application is filed for all other permits necessary to bring the use into compliance with applicable Codes; and

2. The conditional use is authorized and all other necessary permits are granted; and
3. Within one year of final administrative action on the granting of the necessary permits, or within such alternate period which the City Planning Commission deems reasonable and necessary, all work which is required for code compliance under all applicable codes is substantially completed.

(d) Any use located on the second story or above, in a structure located within a Neighborhood Commercial District, which use existed on the effective date of Ordinance No. (this ordinance) and was permitted as a principal use prior to the adoption of Ordinance No. (this ordinance), but for which the required permits had not been obtained, and which use is either not permitted or permitted only with conditional use authorization by operation of Ordinance No. (this ordinance) will be deemed to be a permitted conditional use if:

1. Within two years of the effective date of Ordinance No. (this ordinance) an application is filed for all other permits necessary to bring the use into compliance with applicable Codes; and
2. Within one year of final administrative action on the granting of the necessary permits, all work which is required for code compliance under all applicable codes is substantially completed.

[Sections 180 through 183 are unchanged.]

SEC. 184

SHORT-TERM CONTINUANCE OF CERTAIN NONCONFORMING USES.

The period of time during which the following nonconforming uses may continue or remain shall be limited to five years from the effective date of this Code (May 2, 1960), or of the amendment thereto which caused the use to be nonconforming. Every such nonconforming use shall be completely eliminated within 90 days after the expiration of such period.

- (a) Any nonconforming commercial or industrial use of land where no enclosed building is involved in such use

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

, except for permanent off-street parking lots in the C-3-O, C-3-R and C-3-G districts existing on the effective date of Ordinance No. __, provided that such lots are screened in the manner required by Section 156(e).

- (b) Any use of a type first permitted as a principal or conditional use in an NC, C or M district or in a Residential Commercial Combined district, when occupying a building in an R district other than a Residential Commercial Combined district that has an assessed valuation not in excess of \$500 on the effective date of this Code or such later date as the use becomes nonconforming, with the following exceptions:
1. Any lawful use in this category in a building having an assessed valuation of \$250 or more on the effective date of this Code, or such later date as the use becomes nonconforming, shall have a period of permitted continuance of 10 years from the date at which the property was placed in a Residential zoning classification, if such a period of continuance produces an expiration date which is later than the expiration date stated above; or
 2. Any lawful use in this category which is of a type first permitted in a C-1 district; or of a type first permitted in any other district and supplying commodities at retail, or offering personal services, primarily to residents of the immediate vicinity; shall have a period of permitted continuance of 10 years from the effective date of this Code, or of the amendment thereto which caused the use to be nonconforming. After five years of such period have elapsed, any use as described in this Paragraph (b)2 shall, upon application, be qualified for consideration by the City Planning Commission as a conditional use as regulated in Section 303 of this Code.

SEC. 185 CONTINUANCE OF OTHER NONCONFORMING USES.

The purpose of this section is to provide for the gradual elimination or conversion, after a reasonable allowance of time for the amortization of investments therein, of certain classes of nonconforming uses in buildings, in order to encourage and promote the orderly and beneficial development of the land and buildings with conforming uses. The section is intended to apply to obsolescent buildings whose use is widely at variance with the regulations of this Code, and is safeguarded against unnecessary hardship in application by provision for a minimum period of continuance of 20 years, by procedures for extension and exceptions, and by the requirement of repeated notice as the buildings approach an age indicative of obsolescence. It is further declared that the requirement of eventual removal, or conversion to conforming use of such buildings, subject to the exceptions set forth, is in the public interest and is intended to promote the general welfare.

- (a) This section shall apply only to nonconforming uses occupying buildings in R districts, other than Residential-Commercial Combined districts, when such uses would first be permitted as a principal or conditional use in an NC, C or M district or in a Residential-Commercial Combined district. It shall not apply to exempt limited commercial uses meeting the requirements of Section 186, or to any nonconforming use of land or a building whose continuance is more strictly limited by the provisions of Section 184.

- (b) Every such building to which this section applies may be continued in such use for at least 20 years from the effective date of this Code (May 2, 1960), or of the amendment thereto which causes it to be nonconforming, and may be continued for a longer period if it has not yet reached the age hereinafter specified, computed from the date the building was erected. For buildings of Type 1 or Type 2, as defined in the Building Code of the City, the specified age shall be 50 years; for Type 3 buildings it shall be 40 years; and for Type 4 and Type 5 buildings it shall be 30 years.
- (c) Upon the expiration of the period specified for each such building, it shall be completely removed or altered and converted to a conforming use, except as hereinafter provided.
- (d) Where special circumstances apply to any such building and use, which do not apply generally to others affected hereby, extension of time may be granted under the variance procedure as regulated in Section 305, but no such extension shall be for a period in excess of one year. Successive extensions, subject to the same limitations, may be granted upon new application.
- (e) Any unconforming use affected by this section shall be qualified for consideration by the City Planning Commission as a conditional use as regulated in Section 303, upon application filed at any time during the period of permitted continuance specified above. In the event that a conditional use is authorized by the City Planning Commission for any such use, the provisions of Sections 180 through 183 shall continue to apply to such use except as specifically provided in the action of the Commission, and no enlargement, intensification or extension of the nonconforming use shall be permitted by the Commission.
- (f) The Zoning Administrator shall give notice by mail of the date of expiration of the periods of permitted continuance specified herein to each owner of record within four years of the effective date of this Code, or of the date of the amendment which caused the use to become nonconforming, and shall repeat such notice at approximate intervals of four years thereafter. A final notice shall be given one year before said date of expiration in each instance. The notices shall set forth all pertinent provisions of this section, including the declared purposes thereof. Failure to send notice by mail to any such owner where the address of such owner is not a matter of public record, or where no Permit of Occupancy for a nonconforming use covered by this section has been issued as provided in Section 171 of this Code, shall not invalidate any proceedings under this section.

SEC. 186

EXEMPTION OF LIMITED COMMERCIAL NON-CONFORMING USES.

The purposes of this section is to provide for the further continuance in R districts of nonconforming uses of a limited commercial character, as herein described, which are beneficial to, or can be accommodated within, the residential areas in which they are located. It is hereby found and

declared that, despite the general incompatibility of non-conforming uses with the purposes of this Code, and with other nearby uses, these limited commercial uses may be tolerated in residential areas, and tend to provide convenience goods and services on a retail basis to meet the frequent and recurring needs of neighborhood residents within a short distance of their homes. These uses tend to be small in scale, to serve primarily a walk-in trade, and to cause a minimum of interference with nearby streets and properties. Accordingly, this section recognizes the public advantages of these uses and establishes conditions for their continued operation.

(a) The following nonconforming uses in R districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in Subsection (b) below:

1. ((In all RH districts and RM-1 districts, any use that would be permitted as a principal or conditional use in an RC-1 district.))

Basic Requirement. Nonconforming uses located in Residential districts are subject to the NC-1 District provisions, as set forth in Section 710. These NC-1 provisions are intended to provide for retail sales and services of a limited commercial character which will benefit the immediate community and will be compatible with the Residential district in which the nonconforming use is located.

2. ((In all other RM districts: any use that would be permitted as a principal or conditional use in an RC-2 district.))

Additional Requirements. Any nonconforming use which is not more than one-quarter mile from an Individual Area Neighborhood Commercial district, set forth in Sections 714 through 728, shall be regulated by the controls applicable in that Individual Area Neighborhood Commercial district if those controls are more restrictive than the NC-1 district controls.

(b) The limited commercial nonconforming uses described above shall meet the following conditions:

1. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
2. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;
3. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
4. No public sidewalk space shall be occupied in connection with the use;

5. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;
 6. Noise, odors and other nuisance factors shall be adequately controlled; and
 7. All other applicable provisions of this Code shall be complied with.
- (c) Any use affected by this section which does not comply with all of the conditions herein specified shall be subject to termination in accordance with Section 185 at the expiration of the period specified in that section, but shall be qualified for consideration as a conditional use under Section 185(e). Any such use which is in compliance with such conditions at the expiration of such period but fails to comply therewith at any later date shall be subject to termination when it ceases to comply with any of such conditions.
- (d) The provisions for nonconforming uses contained in Section 180 through 183 shall continue to apply to all uses affected by this Section 186, except that the cost limit for structural alterations contained in Section 181(b)4 shall not be applicable thereto.

SEC. 187

GARMENT SHOPS AND GARMENT FACTORIES AS NONCONFORMING USES.

- (a) A garment shop or a garment factory (as defined in the Building Code), existing on January 1, 1960, and located either in a commercial district or in a building having legal nonconforming commercial status under provisions of the City Planning Code in force on that date, shall be regarded as a legal nonconforming use under provisions of the City Planning Code becoming effective on May 2, 1960, if such shop or factory was brought into compliance with all applicable codes and ordinances prior to January 1, 1961. Permits of Occupancy must have been obtained prior to January 1961, by such shop or factory, and any shop or factory which failed to comply with all applicable codes and ordinances prior to that date shall have closed and discontinued all operations.
- (b) Garment shops and garment factories located in an R district, except those having legal nonconforming status, shall have closed and ceased all operations by January 1, 1961.
- (c) Garment shops and garment factories having legal nonconforming status in R districts, NC, and C districts shall be subject to the provisions of Sections 180 through 185 of this Code as nonconforming uses. No such use shall be intensified by installation of additional machines.

[Sections 188 and 189 are unchanged.]

ARTICLE 2
USE DISTRICTS

NC Districts are located in Article 7 of this Code.

SEC. 201

CLASSES OF USE DISTRICTS. In order to carry out the purposes and provisions of this Code, the city is hereby divided into the following classes of use districts:

- P Public Use Districts
- RH-1(D) Residential, House Districts, One-Family (Detached Dwellings)
- RH-1 Residential, House Districts, One-Family
- RH-1(S) Residential, House Districts, One-Family with Minor Second Unit
- RH-2 Residential, House Districts, Two-Family
- RH-3 Residential, House Districts, Three-Family
- RM-1 Residential Mixed Districts, Low Density
- RM-2 Residential Mixed Districts, Moderate Density
- RM-3 Residential, Mixed Districts, Medium Density
- RM-4 Residential, Mixed Districts, High Density
- RC-1 Residential-Commercial Combined Districts, Low Density
- RC-2 Residential-Commercial Combined Districts, Moderate Density
- RC-3 Residential-Commercial Combined Districts, Medium Density
- RC-4 Residential-Commercial Combined Districts, High Density

NEIGHBORHOOD COMMERCIAL DISTRICTS (Also see Article 7)

General Area Districts

- NC-1 Neighborhood Commercial Cluster District
- NC-2 Small-Scale Neighborhood Commercial District
- NC-3 Moderate-Scale Neighborhood Commercial District
- NC-5 Neighborhood Commercial Shopping Center District

Individual Area Districts

- Broadway Neighborhood Commercial District
- Castro Street Neighborhood Commercial District
- Inner Clement Street Neighborhood Commercial District
- Outer Clement Street Neighborhood Commercial District
- Upper Fillmore Street Neighborhood Commercial District
- Haight Street Neighborhood Commercial District
- Hayes-Gough Neighborhood Commercial District
- Upper Market Street Neighborhood Commercial District
- North Beach Neighborhood Commercial District
- Polk Street Neighborhood Commercial District
- Sacramento Street Neighborhood Commercial District
- Union Street Neighborhood Commercial District
- Valencia Street Neighborhood Commercial District
- 24th Street-Mission Neighborhood Commercial District
- 24th Street-Noe Valley Neighborhood Commercial District

- C-1 Neighborhood Shopping Districts
- C-2 Community Business Districts
- C-M Heavy Commercial Districts

C-3-0	Downtown Office District
C-3-R	Downtown Retail District
C-3-G	Downtown General Commercial District
C-3-S	Downtown Support District
M-1	Light Industrial Districts
M-2	Heavy Industrial Districts

SEC. 202

USES PERMITTED BY THIS CODE.

- (a) The use limitations of this Code shall be set forth in this Article 2 for the use districts of the city, as established by Section 201 of this Code and as shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105. The uses permitted under this Code shall consist of the following:
1. Principal uses, permitted as of right in each established district where listed for that class of districts in this Article 2, as regulated herein and elsewhere in this Code.
 2. Conditional uses, permitted in each established district when authorized by the City Planning Commission under Section 303 of this Code, where listed for that class of districts in this Article 2 and as regulated herein and elsewhere in this Code.
 3. Accessory uses for such permitted principal and conditional uses, as defined and regulated in Sections 204 through 204.5 of this Code. Any use not qualified under such sections as an accessory use shall be classified as a principal or conditional use.
 - ((4. Special uses, permitted in Neighborhood Commercial Special Use Districts, when authorized by the Zoning Administrator or the City Planning Commission, where listed for that class of districts in this Article 2 and as regulated herein and elsewhere in this Code.))
- (b) Permitted uses shall include in each established district such uses not specifically listed in this Article 2 as are from time to time determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.
- (c) No use shall be permitted in any R district, C district or M-1 district which by reason of its nature or manner of operation creates conditions that are hazardous, noxious or offensive through emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.
- (d) Except as specifically provided herein to the contrary, the provisions of this Article 2 shall apply to all uses, properties and developments, both public and private, including those of the City and County of San Francisco.

[Sections 203 through 207.1 are unchanged.]

SEC. 207.2

DENSITY OF DWELLING UNITS IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

The density of dwelling units in Neighborhood Commercial districts shall be as stated in the following Subsections. The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code shall apply in Neighborhood Commercial districts, except that any remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.

(a) Dwelling Unit Density, General Area Districts.

The dwelling unit density in Neighborhood Commercial General Area Districts shall be at a density ratio not exceeding the number of dwelling units permitted in the nearest Residential district, provided that the maximum density ratio shall in no case be less than the amount set forth in the following table. The distance to each Residential district shall be measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density.

<u>General Area District</u>	<u>Residential Density Limits</u>
<u>NC-1, NC-2</u>	<u>One dwelling unit for each 800 sq.ft. of lot area.</u>
<u>NC-3, NC-S</u>	<u>One dwelling unit for each 600 sq.ft. of lot area.</u>

(b) Dwelling Unit Density, Individual Area Districts.

The dwelling unit density in Individual Area Neighborhood Commercial districts shall be at a density ratio not exceeding the amounts set forth in the following table.

<u>Individual Area District</u>	<u>Residential Density Limits</u>
<u>Sacramento Street</u>	<u>One dwelling unit for each 800 sq.ft. of lot area.</u>
<u>Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley</u>	<u>One dwelling unit for each 600 sq.ft. of lot area.</u>
<u>Broadway, Hayes-Gough Upper Market Street North Beach, Polk Street</u>	<u>One dwelling unit for each 400 sq.ft. of lot area.</u>

DENSITY LIMITATIONS FOR GROUP HOUSING.

The density limitations for group housing as described in Sections 209.2(a), (b), and (c) of this Code shall be as follows:

- (a) The maximum number of bedrooms on each lot shall be as specified in the following table for the district in which the lot is located.

TABLE 5A

Maximum Density for Group Housing

District	Minimum Number of Square Feet of Lot Area for Each Bedroom
RH-2	415
RH-3, RM-1, RC-1	275
RM-2, RC-2	210
RM-3, RC-3	140
RM-4, RC-4	70
<u>NC-1, NC-2, Sacramento Street</u>	<u>275</u>
<u>NC-3, NC-S, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Union Street, Valencia Street, 24th Street-Mission 24th Street-Noe Valley</u>	<u>210</u>
<u>Broadway, Hayes-Gough Upper Market Street, North Beach Polk Street</u>	<u>140</u>

- (b) For purposes of calculating the maximum density for group housing as set forth herein, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.
- (c) The rules for calculation of dwelling unit densities as set forth in Section 207.1 shall also apply in calculation of the density limitations for group housing, except that in NC districts, any remaining fraction of one-half or more of the maximum amount of lot area per bedroom shall be adjusted upward to the next higher whole number of bedrooms.

ARTICLE 3
PROCEDURES

[Sections 301 through 302 are unchanged.]

SEC. 303 CONDITIONAL USES.

- (a) **General.** The City Planning Commission shall hear and make determinations regarding applications for the authorization of conditional uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for conditional uses shall be as specified in this section and in Sections 306 through 306.~~(5)~~6, except that Planned Unit Developments shall in addition be subject to Section 304, ~~((and))~~ medical institutions and post-secondary educational institutions shall in addition be subject to the institutional master plan requirements of Section 304.5, and conditional use applications filed pursuant to Article 7, or otherwise required by this Code for uses in Neighborhood Commercial districts shall be subject to the provisions set forth in Section 315, in lieu of those provided for in Sections 306.2 and 306.3, with respect to scheduling and notice of hearings.
- (b) **Initiation.** A conditional use action may be initiated by application of the owner, or authorized agent for the owner, of the property for which the conditional use is sought.
- (c) **Determination.** After its hearing on the application, or upon the recommendation of the Zoning Administrator if the application is filed pursuant to Section 315 and no hearing is required, the City Planning Commission ((may)) shall approve the application and authorize a conditional use if the facts presented are such to establish:
1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (A) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

- (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (D) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use of feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan; and
4. With respect to applications filed pursuant to Article 7 of this Code; that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial district, as set forth in Sections 710.1 through 728.1, and
5. (A) With respect to applications filed pursuant to Article 7, Section 703.2(a), use categories .45, .46, and .47, in lieu of the criteria set forth above in Section 303(c)1-4, that such use or feature will:
- (i) Not be located within 1000 feet of another such use, if the proposed use or feature is included in use category .46 as defined by Section 790.36; and/or
 - (ii) Not be open between 12 midnight and 6 a.m. except in the Broadway Neighborhood Commercial District, as regulated in Section 714, where such uses shall not be open between 2 and 6 a.m.; and
 - (iii) Not use electronic amplification between 10 p.m. and 6 a.m.; and
 - (iv) Be sufficiently insulated for noise and operated so that fixed source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
- (B) Notwithstanding the above, the City Planning Commission may authorize a conditional use which does not satisfy the criteria set forth in 5(A)ii and/or 5(A)iii above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control.

(d) **Conditions.** When authorizing a conditional use as provided herein the City Planning Commission, or the Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those specified in this Code, as are in its opinion necessary to secure the objectives of the Code. Once any portion of the conditional use authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. The violation of any condition so imposed shall constitute a violation of this Code and may constitute grounds for revocation of the conditional use authorization. Such conditions may include time limits for exercise of the conditional use authorization; otherwise, any exercise of such authorization must commence within a reasonable time.

(e) **Modification of Conditions.** Authorization of a change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use. Such procedures shall also apply to applications for modification or waiver of conditions set forth in prior stipulations and covenants relative thereto continued in effect by the provisions of Section 174 of this Code.

(f) **(Continuation.**

1. Except as provided for temporary uses in Section 205 of this Code, and except where time limits are otherwise specified as a condition of authorization, any conditional use that has been established as authorized by the City Planning Commission may continue as authorized so long as it is not changed to another use or feature, or discontinued for a continuous period of three years, or otherwise abandoned.
2. A conditional use shall not be restored when so abandoned, or changed to another use or feature that is classified as a conditional use in the district in which it is located, or significantly altered or intensified, except upon approval of a new conditional use application by the City Planning Commission.
3. Where a use or feature classified as a conditional use in the district in which it is located lawfully exists at the effective date of this Code, or at the effective date of any amendment imposing new conditional use requirements upon such use or feature in such district, such use or feature shall be deemed to be a permitted conditional use in the form in which it exists on such date, without further authorization except as provided in this subsection or in Section 205 of Article 2 of this Code.

(((g))) **Delegation of Hearing.** The City Planning Commission may delegate to a committee of one or more of its members, or to the Zoning Administrator, the holding of the hearing required by this Code for a conditional use action. The delegate or delegates shall submit to the City Planning Commission a record of the hearing, together with a report of findings and recommendations relative thereto, for the consideration of the Commission in reaching its decision in the case.

PLANNED UNIT DEVELOPMENTS.

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is currently effective as an interim control.

In districts other than NC and C-3,

the City Planning Commission may authorize as conditional uses, in accordance with the provisions of Section 303, Planned Unit Developments subject to the further requirements and procedures of this section. After review of any proposed development, the City Planning Commission may authorize such development as submitted or may modify, alter, adjust or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303(d). The development as authorized shall be subject to all conditions so imposed and shall be excepted from other provisions of this Code only to the extent specified in the authorization.

- (a) **Objectives.** The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole. In cases of outstanding over-all design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.
- (b) **Nature of site.** The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.
- (c) **Application and plans.** The application must describe the proposed development in detail, and must be accompanied by an over-all development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.
- (d) **Criteria and limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:
 1. Affirmatively promote applicable objectives and policies of the Master Plan;

2. Provide off-street parking adequate for the occupancy proposed;
3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;
4. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;
5. In R districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for RC districts under this Code; and
6. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

[Sections 304.5 through 306.1 are unchanged.]

SEC. 306.2 Scheduling of Hearings.

When an action for an amendment, conditional use or variance has been initiated by application or otherwise, the Zoning Administrator shall set a time and place for a hearing thereon within a reasonable period. In the case of an application for a variance, such period shall not exceed 30 days from the date upon which the application is accepted for filing. The procedures for scheduling of hearings on conditional use applications where such authorization is required pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 728 for each Neighborhood Commercial district, are set forth in Section 315.

SEC. 306.3 Notice of Hearings.

- (a) Except as indicated in Subsection (b) below, and except as provided in Section 315 for conditional use applications where such authorization is required pursuant to Zoning Categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710 through 728 for each Neighborhood Commercial district, notice of the time, place and purpose of the hearing on an action for an amendment, conditional use or variance shall be given by the Zoning Administrator as follows:

1. By mail to the applicant or other person or agency initiating the action.
2. By mail, except in the case of proposed amendments to change the text of the Code, not less than 10 days prior to the date of the hearing to the owners of all real property within the area that is the subject of the action and within 300 feet of all exterior boundaries of such area, using for this purpose the names and addresses of the owners as shown on the latest city-wide assessment roll in the office of the Tax Collector. Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action.
3. By publication, except in variance cases, at least once in a newspaper of general circulation in the city not less than 20 days prior to the date of the hearing.
4. Such other notice as the Zoning Administrator shall deem appropriate.

(b) In the following situations, notice of hearings shall be given as indicated:

1. In the case of variance applications involving a less than 10 per cent deviation as described in Section 305(c), the Zoning Administrator need give only such notice as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.
2. In the case of amendments to reclassify land on the basis of general zoning studies for one or more zoning districts, which studies either are city-wide in scope or cover a major sub-area of the city as determined by the City Planning Commission, and where the total area of land so proposed for reclassification, excluding the area of public streets and alleys, is 30 acres or more, the notice given shall be as described in Subsection (a) above, except that:
 - A. The newspaper notice shall be published as an advertisement in all editions of such newspaper, and need contain only the time and place of the hearing and a description of the general nature of the proposed amendment together with a map of the area proposed for reclassification.
 - B. The notice by mail need contain only the time and place of the hearing and a general description of the boundaries of the area proposed for reclassification.

[Section 306.4 is unchanged.]

Reconsideration.

- (a) Whenever any application for an amendment, ((conditional use)) or variance, or any part thereof, has been disapproved by the City Planning Commission or Zoning Administrator, or by the Board of Supervisors or the Board of Permit Appeals on appeal as described in Section 308, no application proposing an amendment, ((conditional use)) or variance, the same or substantially the same as that which was disapproved, shall be resubmitted to or reconsidered by the City Planning Commission or Zoning Administrator within a period of one year from the effective date of final action upon the earlier application.
- (b) Whenever any application for a conditional use, or any part thereof, has been disapproved by the City Planning Commission, or by the Board of Supervisors on appeal as described in Section 308, no application proposing a conditional use, the same or substantially the same as that which was disapproved, shall be resubmitted to or reconsidered by the City Planning Commission within a period of eighteen months from the effective date of final action upon the earlier application.

[Sections 306.6 through 310 are unchanged.]

((SEC. 312

SPECIAL USES.

- (a) **General.** The Zoning Administrator and the City Planning Commission shall make determinations regarding applications for authorization of special uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for special uses shall be as specified in this section.
- (b) **Purpose.** The special use authorization procedure is intended to facilitate the orderly processing of applications for alteration and enlargement of existing uses and for establishment of uses in Neighborhood Commercial Special Use Districts through a procedure which allows for efficient and thorough review of applications using criteria and requirements as set forth in this Code and guidelines as adopted from time to time by the City Planning Commission so as to insure fairness to each applicant and adequate and reasonable regulation of commercial development. Except as provided in Subdivision (d), no special use authorization may be approved pursuant to this Chapter which is not consistent with the policies and objectives of the Comprehensive Plan of San Francisco, the purposes of this Code, the general purposes of Neighborhood Commercial Special Use Districts (Section 242(a)), and the purposes of the particular special use district. In considering such authorizations, the Zoning Administrator and the Planning Commission shall also consider the needs of the owners of property, operators of businesses, residents of surrounding areas, users of the area and the community in general.))

SEC. 315

PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN
NEIGHBORHOOD COMMERCIAL DISTRICTS.

In addition to the provisions of Section 306.1 and 306.4, the following procedures shall govern applications for conditional use authorization where this authorization is required pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 728 for each Neighborhood Commercial district. The criteria for determinations on such applications are set forth in Section 303(c). Additional criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 are set forth in the Section containing the control.

SEC. 315.1

Applications and Filing Fees.

The provisions set forth in Section 306.1 shall govern with respect to applications and filing fees.

SEC. 315.2

Zoning Administrator Review, Scheduling of Hearing, and Recommendation.

The Zoning Administrator will review and schedule applications for conditional use authorization for City Planning Commission determination; either on Consent Calendar, with a recommendation regarding action on the application; or at a public hearing, without a recommendation.

- (a) Scheduling of Determination. After an application for conditional use is filed at the Department, the Zoning Administrator will review the application, make a recommendation for determination, and set a time and place for determination of that application within a reasonable period.
- (b) Consent Calendar with Recommendation. After reviewing an application, the Zoning Administrator shall determine if the facts presented establish that the proposed use or feature is in conformity with the criteria set forth in Section 303(c), as applicable, and in Sections 253.1, 121.5, and 121.7 for zoning categories .10, .11, and .21, respectively, and may recommend approval or approval with conditions, placing that recommendation on Consent Calendar.
- (c) Public Hearing. After reviewing an application, the Zoning Administrator may determine that the public interest would best be served by a City Planning Commission review of the application and shall in that event schedule the application for a public hearing.
- (d) Report and Recommendation. In all actions involving a Consent Calendar or public hearing, the Zoning Administrator will make necessary investigations and studies and submit proposed findings to the Director of the Department of City Planning. The report and any recommendation will be submitted at the Consent Calendar or public hearing.

SEC. 315.3

Notice of Recommendation and Determination.

After review of an application subject to these procedures and scheduling of the matter for Planning Commission determination the Zoning Administrator shall provide notice of any recommendation to be placed on the Consent Calendar and of the date and time that the matter will be considered by the Commission; or, in the event of a public hearing, shall provide notice of the time, place, and purpose of the hearing, as follows:

- (a) By mail to the applicant or other person or agency initiating the action; and
- (b) By posting on the subject property; and
- (c) By publication at least once in a newspaper of general circulation in the city not less than 20 days prior to the scheduled date of the appearance of the item on the City Planning Commission Consent Calendar or of the public hearing; and
- (d) By mail at least 20 days prior to the date that the matter is scheduled for determination by the City Planning Commission to property owners within 300 feet of the property that is the subject of the action as well as groups or individuals requesting such notice in writing; and
- (e) Such other notice as the Zoning Administrator shall deem appropriate.

SEC. 315.4

Request for Reconsideration of Consent Calendar Items at a Public Hearing.

- (a) Requests. Any application which is the subject of a consent calendar recommendation will be scheduled for a full public hearing if a request is made in writing prior to the date that the matter is scheduled for determination by the City Planning Commission or at the Commission meeting by any of of the following:
 - 1. The applicant; or
 - 2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property; or
 - 3. Any City Planning Commissioner.
- (b) Rescheduling. An item for which a request for public hearing has been made pursuant to subsection (a), above, will be rescheduled for City Planning Commission review and determination at a public hearing. Notice of the time, place and purpose of the public hearing shall be provided as follows:

1. By mail to the applicant or other person or agency initiating the action; and
2. By posting on the subject property; and
3. By publication at least once in a newspaper of general circulation in the city not less than 10 days prior to the scheduled date of the public hearing; and
4. By mail at least 10 days prior to the scheduled date of the public hearing to all persons requesting such notice in writing; and
5. Such other notice as the Zoning Administrator shall deem appropriate.

SEC. 315.5

Conduct of Consent Calendar and Determination.

On applications placed on the Consent Calendar, the City Planning Commission will make determinations regarding the authorization of conditional uses, as follows.

The City Planning Commission will consider the Zoning Administrator's recommendation, as shown on Consent Calendar, and make a determination regarding authorization of the conditional use.

- (a) Determination. After considering the Zoning Administrator's recommendation regarding the application, the City Planning Commission may concur with that recommendation, as shown on consent calendar, without public testimony unless there is request for public hearing or the item is called off calendar as provided for in Section 315.4.
- (b) Decision. Such action taken by the City Planning Commission to approve or approve with conditions, as shown on the Consent Calendar, shall be final except upon filing of an appeal as provided for in Section 315.8.

SEC. 315.6

Conduct of Public Hearings and Determination.

The provisions set forth in Section 306.4 with respect to conduct of hearings shall govern whenever a full public hearing is required pursuant to Section 315.2 or 315.4.

SEC. 315.7

Reconsideration.

Whenever an application for a conditional use is authorized by the City Planning Commission, or by the Board of Supervisors pursuant to Section 308.1, no application which proposes a further intensification of that use or feature, or change to another related use, will be considered by the City Planning Commission within a period of eighteen months from the effective date of final action on the earlier application, if such intensification or change in use was specifically restricted in the action on the earlier application.

Whenever an application for a conditional use is denied by the City Planning Commission or by the Board of Supervisors pursuant to Section 308.1, no application which proposes a conditional use which is the same authorization or essentially the same as that which was denied will be considered by the City Planning Commission within a period of eighteen months from the effective date of final action on the earlier application.

SEC. 315.8

Appeal.

A final determination by the City Planning Commission on an application for conditional use authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1.

ARTICLE 3.5

FEEES

SEC. 350 FEES, GENERAL.

In order to compensate the Department of City Planning for a part of the cost of processing permit applications for the establishment, abolition or modification of a set-back line, for reclassification of property, for conditional use authorization, for a variance, ((or for a special use authorization,)) and in order to compensate the Department of City Planning for a part of the cost of reviewing permit applications filed in and issued by other City departments, fees shall be charged and collected as indicated for each class of application or permit listed in Sections 351 through 353 below.

SEC. 351 FEES FOR APPLICATIONS TO ESTABLISH, ABOLISH OR MODIFY A SETBACK LINE, TO RECLASSIFY PROPERTY, TO AUTHORIZE A CONDITIONAL USE, TO CONSIDER A VARIANCE ((OR TO AUTHORIZE A SPECIAL USE)).

Before accepting any application for filing, the Department of City Planning shall charge and collect a fee as follows:

- (a) For each application to establish, abolish or modify a set-back line, the fee shall be \$300 for each block frontage, or portion thereof, affected by the proposed application.
- (b) For each application to reclassify property, the fee shall be:

Assessor's Block or Portion Thereof	Fee	Assessor's Block or Portion Thereof	Fee
1	\$ 500	21	\$3600
2	750	22	3650
3	1000	23	3700
4	1250	24	3750
5	1400	25	3800
6	1550	26	3850
7	1700	27	3900
8	1850	28	3950
9	2000	29	4000
10	2150	30	4050
11	2300	31	4100
12	2450	32	4150
13	2600	33	4200
14	2750	34	4250
15	2900	35	4300
16	3050	36	4350
17	3200	37	4400
18	3350	38	4450
19	3500	39	4500
20	3550	40	4550

Assessor's Block or Portion Thereof	Fee	Assessor's Block or Portion Thereof	Fee
41	\$3600	47	\$4900
42	3650	48	4950
43	3700	49	5000
44	3750	50	5020
45	3800	51	— add \$20 per block or portion thereof
46	3850		

- (c) For each application to authorize a conditional use, including planned unit development, the fee shall be,
1. Where the total estimated construction cost as defined by the San Francisco Building Code is less than \$50,000, \$200;
 2. Where said total estimated construction cost is \$50,000 or more, but less than \$200,000, \$300;
 3. Where said total estimated construction cost is \$200,000 or more, but less than \$1,000,000, \$300 plus one tenth of one percent of the cost over \$200,000;
 4. Where said total estimated construction cost is \$1,000,000 or more, but less than \$10,000,000, \$2,200 plus one hundred seventy-five thousandths of one per cent of the cost over \$1,000,000;
 5. Where said total estimated construction cost is \$10,000,000 or more, but less than \$20,000,000, \$17,950 plus one tenth of one per cent of the cost over \$10,000,000;
 6. Where said total estimated construction cost is \$20,000,000 or more, but less than \$30,000,000, \$27,950 plus five hundredths of one per cent of the cost over \$20,000,000;
 7. Where said total estimated construction cost is \$30,000,000 or more, but less than \$100,000,000, \$32,950 plus twenty-five thousandths of one per cent of the cost over \$30,000,000;
 8. Where said total estimated construction cost is \$100,000,000 or more, \$50,250.
- (d) For each application to consider a variance, the fee shall be:
1. Where the total estimated construction cost as defined by the San Francisco Building Code is less than \$10,000, \$100;
 2. Where said total estimated construction cost is \$10,000 or more, but less than \$50,000, \$200 plus one tenth of one per cent of the cost over \$10,000;

3. Where said total estimated construction cost is \$50,000 or more, but less than \$200,000, \$250 plus one-tenth of one per cent of the cost over \$50,000;
4. Where said total estimated construction cost is \$200,000 or more, but less than \$1,000,000, \$500 plus one-tenth of one per cent of the cost over \$200,000;
5. Where said total estimated construction cost is \$1,000,000 or more, but less than \$10,000,000, \$2,180 plus two-tenths of one per cent of the cost over \$1,000,000;
6. Where said total estimated construction cost is \$10,000,000 or more, but less than \$30,000,000, \$20,180 plus one-tenth of one percent of the cost over \$10,000,000;
7. Where said total estimated construction cost is more than \$30,000,000, \$40,180 plus five-hundredths of one per cent of the cost over \$30,000,000;

(((e) For each application for authorization of a special use pursuant to Sections 242 et seq. of this Code, the fee shall be \$200 for those applications which can be approved by the Zoning Administrator and \$350 for those applications which require review by the Planning Commission.))

- (f) **Exemption.** Any fraternal, charitable, benevolent or any other non-profit organization having a regular membership associated primarily for civic welfare, with revenue accruing therefrom to be used exclusively for the non-profit purposes of said organization, and which organization is exempt from taxation under the Internal Revenue laws of the United States as a bonafide fraternal, charitable, benevolent or other non-profit organization, shall be exempt from paying the fees specified in paragraphs (a) through (e) inclusive of this section.

[Sections 352 and 353 are unchanged.]

ARTICLE 6

SIGNS

[Sections 601 and 602 are unchanged.]

SEC. 602.1 Area (Of a Sign).

- (a) The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed but including any sign tower. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.
- (b) On windows. The area of any sign painted directly on a window shall be the area within a rectangular perimeter formed by extending lines around the extreme limits of writing, representation, or any figure of similar character depicted on the surface of the window. The area of any sign placed on or behind the window glass shall be as described above in paragraph (a).
- (c) On awnings, canopies or marquees. The area of any sign on an awning, canopy or marquee shall be the total of all signage on all faces of the structure. All sign copy on each face shall be computed within one rectangular perimeter formed by extending lines around the extreme limits of writing, representation, or any figure of similar character depicted on the surface of the face of the awning, canopy or marquee.

[Sections 602.2 through 602.8 are unchanged.]

- SEC. 602.9 **Identifying Sign.** A sign for a use listed in Article 2 of this Code as either a principal or a conditional use permitted in an R district, regardless of the district in which the use itself may be located, which sign serves to tell only the name, address and lawful use of the premises upon which the sign is located, or to which it is affixed. A bulletin board of a public, charitable or religious institution, used to display announcements relative to meetings to be held on the premises, shall be deemed an identifying sign.

With respect to shopping malls containing five or more stores or establishments in NC districts, and shopping centers containing five or more stores or establishments in NC-S districts, identifying signs shall include signs which tell the name of and/or describe aspects of the operation of the mall or center. Shopping malls, as that term is used in this section, are characterized by a common pedestrian passageway which provides access to the businesses located therein.

[Sections 602.10 through 602.20 are unchanged.]

SEC. 602.21 Wall Sign. A sign placed flat against a building wall with its copy parallel to the wall to which it is attached and not protruding more than the thickness of the sign cabinet.

SEC. ((602.21))

SEC. 602.22 Wind Sign. Any sign composed of two or more banners, flags, or other objects, mounted serially and fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

SEC. 602.23 Window Sign. A sign painted directly on the surface of a window glass or placed behind the surface of the glass inside the building.

[Section 603 is unchanged.]

SEC. 604 PERMITS AND CONFORMITY REQUIRED.

- (a) Any application for a permit for a sign that conforms to the provisions of this Code shall be approved by the Department of City Planning without modification or disapproval by the Department of City Planning or the City Planning Commission, pursuant to the authority vested in them by Section 26, Part III, of the San Francisco Municipal Code or any other provision of said Municipal Code

NOTE: To implement the Downtown Plan, the following amendment is proposed. It is not currently effective as an interim control.

; provided, however, that signs subject to the regulations set forth in ((with the exception of)) Article 10 of the City Planning Code, Preservation of Historical, Architectural and Aesthetic Landmarks and Article 11, Preservation of Buildings and Districts of Architectural, Historical and Aesthetic Importance in the C-3 Districts shall be governed by the relevant provisions thereof.

No sign, other than those signs exempted by Section 603 of this Code, shall be erected, placed, replaced, reconstructed or relocated on any property, intensified in illumination or other aspect, or expanded in area or in any dimension except in conformity with the provisions of this Code. No such erection, placement, replacement, reconstruction, relocation, intensification, or expansion shall be undertaken without a permit having been duly issued therefor, except as specifically provided otherwise in this Section 604.

(b) The provisions of this Section 604 shall apply to work of the above types on all signs unless specifically exempted by this Code, whether or not a permit for such sign is required under the San Francisco Building Code. In cases in which permits are not required under the Building Code, applications for permits shall be filed with the Central Permit Bureau of the Department of Public Works on forms prescribed by the Department of City Planning, together with a permit fee of \$5 for each sign, and the permit number shall appear on the completed sign in the same manner as required by the Building Code.

(c) No permit shall be required under this Code for a sign

NOTE: To implement the Downtown Plan, the following amendments are proposed. It is currently effective as an interim control.

- (i) painted or repainted directly on a door or window in a C or M district, or
- (ii) painted or repainted directly on a wall of a building or structure in a C

district (except for Significant and Contributory buildings and buildings in conservation districts subject to the provisions of Article 11)

or M district and not exceeding 100 square feet in area. Permits shall be required for all other painted signs in C and M districts, and for all painted signs in P and R districts. Repainting of any painted sign shall be deemed to be a replacement of the sign, except as provided in Subsection (f) below.

- (d) Except as provided in Subsection (c) above, no permit shall be required under this Code for ordinary maintenance and minor repairs which do not involve replacement, alteration, reconstruction, relocation, intensification or expansion of the sign.
- (e) No permit shall be required under this Code for temporary sale or lease signs, temporary signs of persons and firms connected with work on buildings under actual construction or alteration, and temporary business signs, to the extent that such signs are permitted by this Code.

- (f) A mere change of copy on a sign the customary use of which involves frequent and periodic changes of copy shall not be subject to the provisions of this Section 604, except that a change from general advertising to non-general advertising sign copy or from non-general advertising to general advertising sign copy shall in itself constitute a new sign subject to the provisions of this Section 604. In the case of signs the customary use of which does not involve frequent and periodic changes of copy, a change of copy shall in itself constitute a new sign subject to the provisions of this Section 604 if the new copy concerns a different person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry.
- (g) Each application for a permit for a sign shall be accompanied by a scaled drawing of the sign, including the location of the sign on the building or other structure or on the lot, and including (except in the case of a sign the customary use of which involves frequent and periodic changes of copy) such designation of the copy as is needed to determine that the location, area and other provisions of this Code are met.
- (h) Unless otherwise provided in this Code or in other Codes or regulations, a lawfully existing sign which fails to conform to the provisions of this Article 6 may remain until the end of its normal life. Such sign may not, however, be replaced, altered, reconstructed, relocated, intensified or expanded in area or in any dimension except in conformity with the provisions of this Code. Ordinary maintenance and minor repairs shall be permitted, but such maintenance and repairs shall not include replacement, alteration, reconstruction, relocation, intensification or expansion of the sign. A sign which is damaged or destroyed by fire or other calamity shall be governed by the provisions of Sections 181(c) and 188(b) of this Code. A sign which is voluntarily destroyed or removed by its owner or which is required by law to be removed may be restored only in fully conformity with the provisions of this Code.
- (i) Nothing in this Article 6 shall be deemed to permit any use of property that is otherwise prohibited by this Code, or to permit any sign that is prohibited by the regulations of any special sign district or the standards or procedures of any Redevelopment Plan or any other Code or legal restriction.

[Sections 605 through 606 are unchanged.]

SEC. 607

COMMERCIAL AND INDUSTRIAL DISTRICTS.

Signs in C and M districts, other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

- (a) **General advertising signs.** No general advertising sign shall be permitted in any C-1 district.

- (b) **Roof signs.** No roof sign shall be permitted in any C-1 district. In all other C and M districts no roof sign shall be permitted; except that a roof sign may be erected in such other C and M districts if:
1. The sign does not extend more than 25 feet above the roof line of the building on or over which the sign is placed; and
 2. All parts of the sign are within 25 feet of, and the sign is mounted at not more than a 45 degree angle from, a wall of a building the roof line of which is at least as high as the top of the sign; and
 3. Such wall forms a complete backdrop for the sign, as the sign is viewed from all points from which the sign is legible from a public street or alley.

The limitations upon roof signs in this Subsection 607(b) shall not apply to signs located within 200 feet of the park known as Union Square and facing said park.

- (c) **Wind signs.** No wind sign shall be permitted in any C or M district.
- (d) **Moving parts.** No sign shall have or consist of any moving, rotating, or otherwise physically animated part (as distinguished from lights that give the appearance of animation by flashing, blinking or fluctuating), except as follows:
1. Moving or rotating or otherwise physically animated parts may be used for the rotation of barber poles and the indication of time of day and temperature.
 2. In the case of a general advertising sign in C-2, C-3, C-M, M-1 and M-2 districts, except signs located so as to be primarily viewed by persons traveling on any portion of a freeway, moving or rotating or otherwise physically animated parts may be used if such parts do not exceed a velocity of one complete cycle in a four-second period where such parts constitute less than 30 percent of the area of the sign or if, where such parts constitute a greater area of the sign, they do not exceed a velocity of one complete cycle in a four-second period and are stationary at least half of each eight-second period.
- (e) **Illumination.** Any sign may be non-illuminated or indirectly or directly illuminated. Signs in C-3, C-M, M-1 and M-2 districts shall not be limited in any manner as to type of illumination, but no sign in a C-1 or C-2 district shall have or consist of any flashing, blinking, fluctuating or otherwise animated light except in each of the following special districts, all as specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, described in Section 608 of this Code:

- ((1. Along the main commercial frontage in the C-2 areas on Mission Street from Seventeenth Street to Randall Street, Geary Boulevard from Masonic Avenue to Twenty-eighth Avenue, and Lombard Street from Van Ness Avenue to Broderick Street.))
 - ((2.))
 - 1. In the C-2 area consisting of five blocks in the vicinity of Fisherman's Wharf.
 - ((3.))
 - 2. In the C-2 area in the vicinity of Van Ness Avenue from Golden Gate Avenue and Eddy Street to Sacramento Street, and Polk Street from Eddy Street to Geary Street, also known as the Automotive Special Use District.
 - ((4.))
 - 3. In the C-2 area in the vicinity of Stockton, Washington and Kearny Streets and Broadway, also known as Washington-Broadway Special Use District Number 1.
 - (f) **Projection.** No sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line and in no case shall a sign project more than 10 feet beyond the street property line or building set-back line in C-1 districts, or 12 feet beyond the street property line or building set-back line in any other C or M district.
 - (g) **Height and extension above roof line.**
 - 1. **Signs attached to buildings.** No sign attached to a building shall extend or be located above the roof line of the building to which it is attached; except that up to one-half the area of a business sign attached to the street wall of a building may extend above the roof line, up to the maximum height permitted for free standing signs in the same district or 10 feet above the roof line, whichever is the lesser. In addition, no sign attached to a building shall under any circumstances exceed the following maximum heights:
 - in C-1: 40 feet;
 - in C-3: 100 feet;
 - In all other C and M districts: 60 feet.
- The 100-foot height limitation stated herein shall not apply to signs located within 200 feet of the park known as Union Square and facing said park.

2. Free standing signs. The maximum height for free standing signs shall be as follows:

In C-1: 24 feet;

In C-2: 36 feet;

In all other C and M districts: 40 feet.

- (h) **Special standards for automobile service stations.** For automobile service stations, only the following signs are permitted, subject to the standards in this Subsection (h) and to all other standards in this Section 607.

1. A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line or building set-back line. The areas of other permanent and temporary signs as covered in Paragraph 607(h)2 below shall not be included in the calculation of the areas specified in this paragraph.
2. Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.
3. General advertising signs meeting the provisions of this Section 607.

SEC. 607.1

Neighborhood Commercial Districts.

Signs located in Neighborhood Commercial districts shall be regulated as provided herein, except for those signs which are exempted by Section 603. Signs not specifically regulated in this Section 607.1 shall be prohibited. In the event of conflict between the provisions of Section 607.1 and other provisions of Article 6, the provisions of Section 607.1 shall prevail in Neighborhood Commercial districts, provided that with respect to properties also located in the Upper Market Special Sign District the provisions of Section 608.10 shall prevail.

(a) Purposes and Findings. In addition to the purposes stated in Section 101 and 601 of this Code, the following purposes apply to Neighborhood Commercial districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.

1. As Neighborhood Commercial districts change, they need to maintain their attractiveness to customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.
2. The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. These regulations establish a framework that will contribute toward a coherent appearance of Neighborhood Commercial districts.
3. Neighborhood Commercial districts are typically mixed-use areas with commercial units on the ground or lower stories and residential uses on upper stories. Although signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a Neighborhood Commercial district or in adjacent residential districts.
4. The scale of most Neighborhood Commercial districts as characterized by building height, bulk, and appearance, and the width of streets and sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.

(b) Identifying Signs. Identifying signs, as defined in Section 602.9, shall be permitted in all Neighborhood Commercial Districts subject to the limits set forth below.

1. One sign per lot shall be permitted and such sign shall not exceed 20 square feet in area. The sign may be a freestanding sign, if the building is recessed from the street property line, or may be a wall sign or a projecting sign. The existence of a freestanding identifying sign shall preclude the erection of a freestanding business sign on the same lot. A wall or projecting

sign shall be mounted on the first story level; a freestanding sign shall not exceed 15 feet in height. Such sign may be non-illuminated, indirectly illuminated, or directly illuminated.

2. One sign identifying a shopping center or shopping mall shall be permitted subject to the conditions in Paragraph 1, but shall not exceed 30 square feet in area. Any sign identifying a permitted use listed in Sections 603.40 through 703.71 in an NC district shall be considered a business sign and subject to Section 607.1(d) of this Code. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated during the hours of operation of the businesses in the shopping center or shopping mall.

(c) General Advertising Signs. General advertising signs, as defined in Section 602.7, shall be permitted in Neighborhood Commercial districts as provided for below. In NC districts where such signs are permitted, general advertising signs may be either a wall sign or freestanding, provided that the surface of any freestanding sign shall be parallel to and within 3 feet of an adjacent building wall. In either case, the building wall shall form a complete backdrop for the sign, as the sign is viewed from all points from a street or alley from which it is legible.

1. NC-2 Districts. No more than one general advertising sign shall be permitted per lot. Such sign shall not exceed 50 square feet in area nor exceed 12 feet in height. Such sign may be either non-illuminated or indirectly illuminated.

2. NC-3, NC-S and Broadway Districts. No more than two general advertising signs shall be permitted per lot, or in NC-S districts, per district. The area of any such sign shall not exceed 100 square feet, and the total area of all such signs on the lot shall not exceed 200 square feet. The height of any such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sills on the wall to which it is attached if a wall sign, or the adjacent wall or the top of the adjacent wall if a freestanding sign, whichever is lower.

(A) NC-3 and NC-S Districts. Signs may be either non-illuminated or indirectly illuminated.

(B) Broadway Neighborhood Commercial District. Signs may be either non-illuminated, indirectly or directly illuminated.

(d) Business Signs. Business signs, as defined in Section 602.3 shall be permitted in all Neighborhood Commercial districts subject to the limits set forth below.

1. NC-1 Districts.

(A) Window Signs. The total area of all window signs, as defined in Section 602.1(a), shall not exceed one-third the area of the window on or in which the signs are located.

Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

- (B) Wall Signs.** The area of all wall signs shall not exceed 2 square feet per foot of street frontage occupied by the business measured along the wall to which the signs are attached, or 100 square feet, whichever is less. The height of any wall sign shall not exceed 15 feet or the height of the wall to which it is attached. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.
- (C) Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 20 square feet. The height of such sign shall not exceed 15 feet or the height of the wall to which it is attached. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. The sign may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.
- (D) Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of wall signs and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 20 square feet. Such sign copy may be non-illuminated or indirectly illuminated.

3. NC-2, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Hayes-Gough, Upper Market Street, North Beach, Polk Street, Sacramento Street, Union Street, Valencia Street, 24th Street-Mission, and 24th Street-Noe Valley Neighborhood Commercial Districts.

- (A) Window Signs.** The total area of all window signs, as defined in Section 602.1(a), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.
- (B) Wall Signs.** The area of all wall signs shall not exceed 2 square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 100 square feet, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

(C) Projecting Signs. The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 20 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

(D) Signs on Awnings and Marquees. Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theatres or places of entertainment may be directly illuminated during business hours.

(E) Freestanding Signs and Sign Towers. One freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 20 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

4. NC-3, NC-S, Broadway Neighborhood Commercial Districts.

(A) Window Signs. The total area of all window signs, as defined in Section 602.1(a), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

(B) Wall Signs. The area of all wall signs shall not exceed 3 square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

(C) Projecting Signs. The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 30 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated, indirectly, or directly illuminated.

(D) Sign Copy on Awnings and Marquees. Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theatres or places of entertainment may be directly illuminated during business hours.

(E) Freestanding Signs and Sign Towers. One freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.

5. Special Standards for Automotive Gas and Service Stations.

For automotive gas service stations in Neighborhood Commercial districts, only the following signs are permitted, subject to the standards in this Paragraph (d)(5) and to all other standards in this Section 607.1.

(A) A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line. The areas of other permanent and temporary signs as covered in sub-paragraph (B) below shall not be included in the calculation of the areas specified in this sub-paragraph.

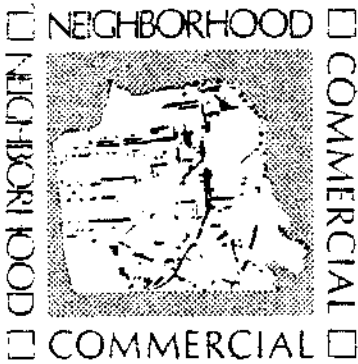
- (B) Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.
- (e) Special Sign Districts. Additional controls apply to certain Neighborhood Commercial districts that are designated as Special Sign Districts. The designations, locations, and boundaries of these Special Sign Districts are provided on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and are described within Sections 608.1 through 608.10. of this Code.
- (f) Special Districts for Sign Illumination. Signs in Neighborhood Commercial districts shall not have nor consist of any flashing, blinking, fluctuating or otherwise animated light except in the following special districts, all specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and described in Section 607(e) of this Code.
1. Broadway Neighborhood Commercial District. Along the main commercial frontage of Broadway between Wayne and Osgood.
 2. NC-3. NC-3 district along Lombard Street from Van Ness Avenue to Broderick Street.
- (g) Other Sign Requirements. Within Neighborhood Commercial districts, the following additional requirements shall apply:
1. Public Areas. No sign shall be placed upon any public street, alley, or public plaza, or in any portion of a transit system, except such signs, structures, and features as are specifically approved by the appropriate public authorities under applicable laws and regulations not inconsistent with this Code and under such conditions as may be imposed by such authorities.
 2. Temporary Signs. Temporary signs such as sale or lease signs as defined in Section 602.17 and regulated in Sections 606(b)3 and 608.8(f)2, and construction signs as regulated in Section 606(b)4 are permitted in Neighborhood Commercial districts.
 3. Maintenance. Every sign pertaining to an active establishment shall be adequately maintained in its appearance, or else removed or obscured. When the space occupied by any establishment has been vacated, all signs pertaining to such establishment shall be removed within 180 days following the date of vacation.

[Section 608 is unchanged.]

SEC. 608.1

Near R Districts. No general advertising sign, and no other sign exceeding 100 square feet in area, shall be located in an NC, C or M district within 100 feet of any R district in such a manner as to be primarily viewed from residentially-zoned property or from any street or alley within an R district; any sign of which the face is located parallel to a street property line and lies for its entire width opposite an NC, C or M district shall be deemed prima facie not to be primarily so viewed. No sign of any size within 100 feet of any R district shall project beyond the street property line or building set-back line of any street or alley leading off the main commercial frontage into the R district.

[Sections 608.2 through 609.12 are unchanged.]



PLANNING CODE MAP AMENDMENTS

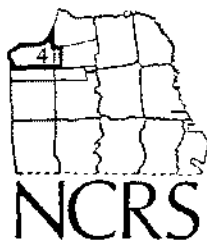
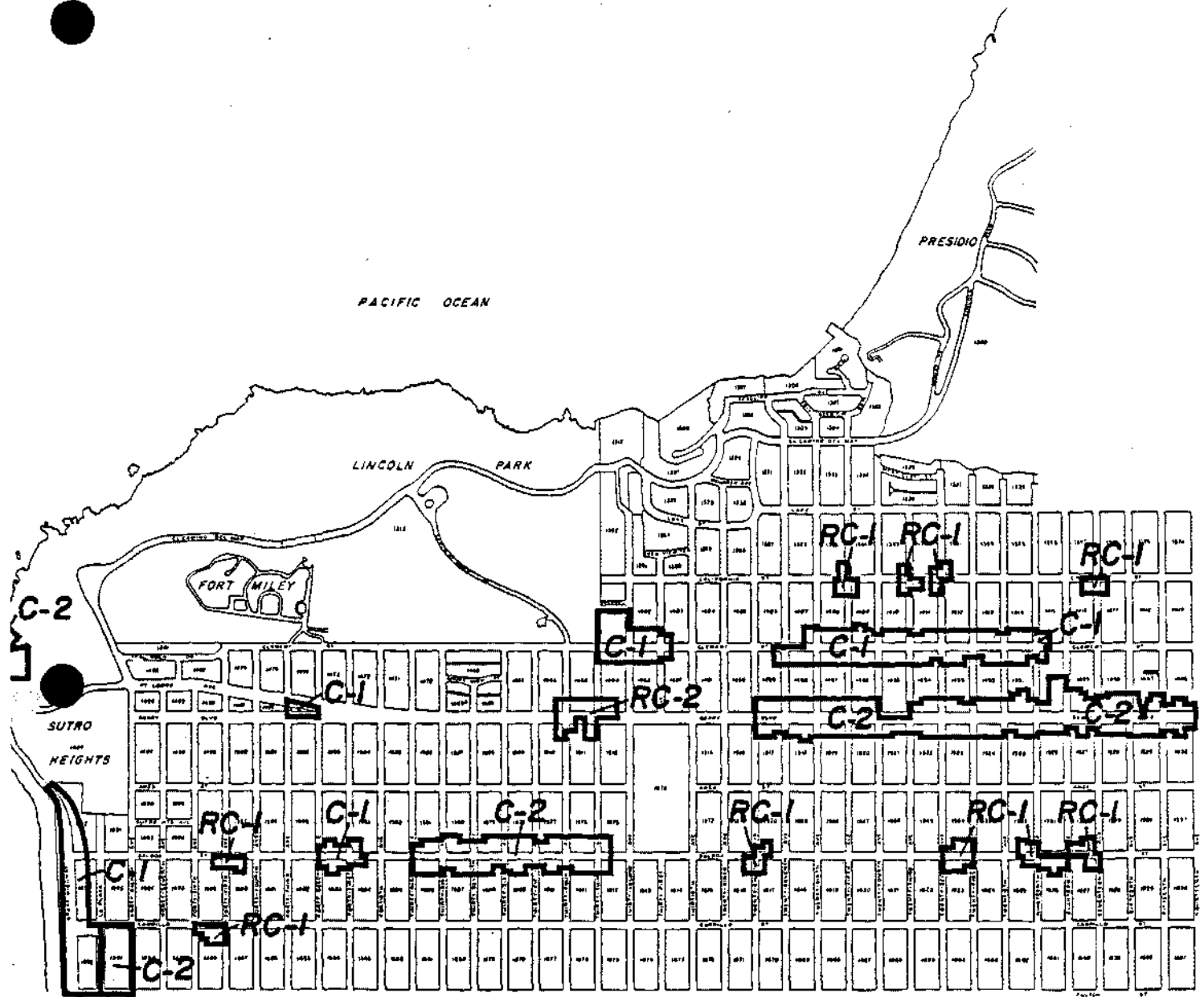
INTRODUCTION

This chapter presents zoning map amendments proposed to establish four new general area neighborhood commercial use districts, fifteen new individual area neighborhood commercial use districts, including minor amendments to abutting residential use districts, to amend or delete certain Special Use and Special Sign District boundaries, and to establish a new 65-A-1 height and bulk district in the North Beach and Broadway Neighborhood Commercial districts.

Detailed maps showing block and lot changes are included for the fifteen individual area use districts and the North Beach and Broadway 65-A-1 height and bulk district. Similarly detailed maps for all affected districts are on file at the Department of City Planning, 450 McAllister Street, Room 405, 558-2104.

Existing zoning use district boundaries are also presented for all areas to be maintained as C-2, RC-2, RC-3, RC-4, and CM.

An index of all proposed district changes presented alphabetically by street name follows this chapter.

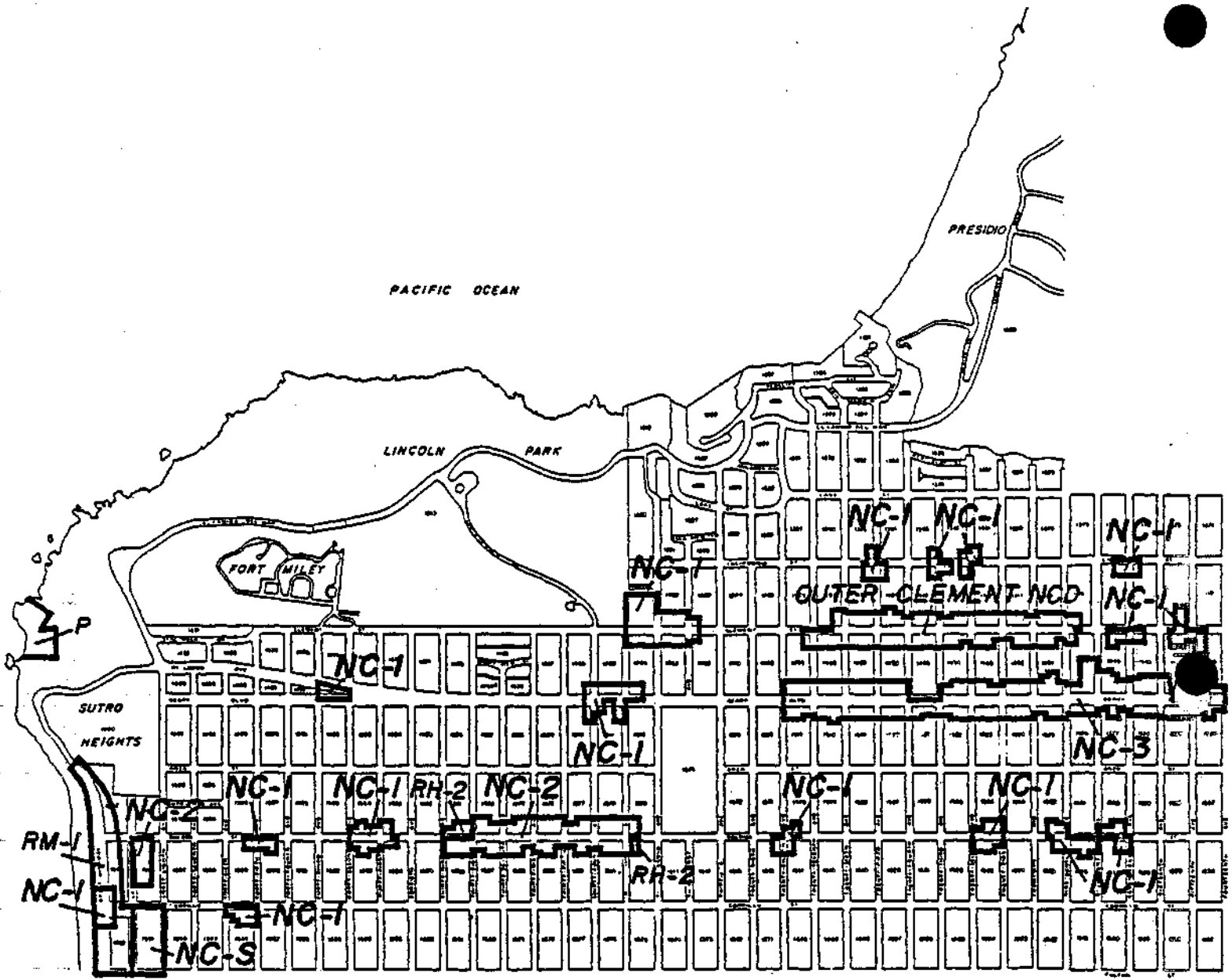


EXISTING ZONING
(Schematic Boundary Only)

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

Map 10





PROPOSED ZONING
(Schematic Boundary Only)

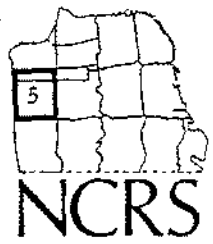
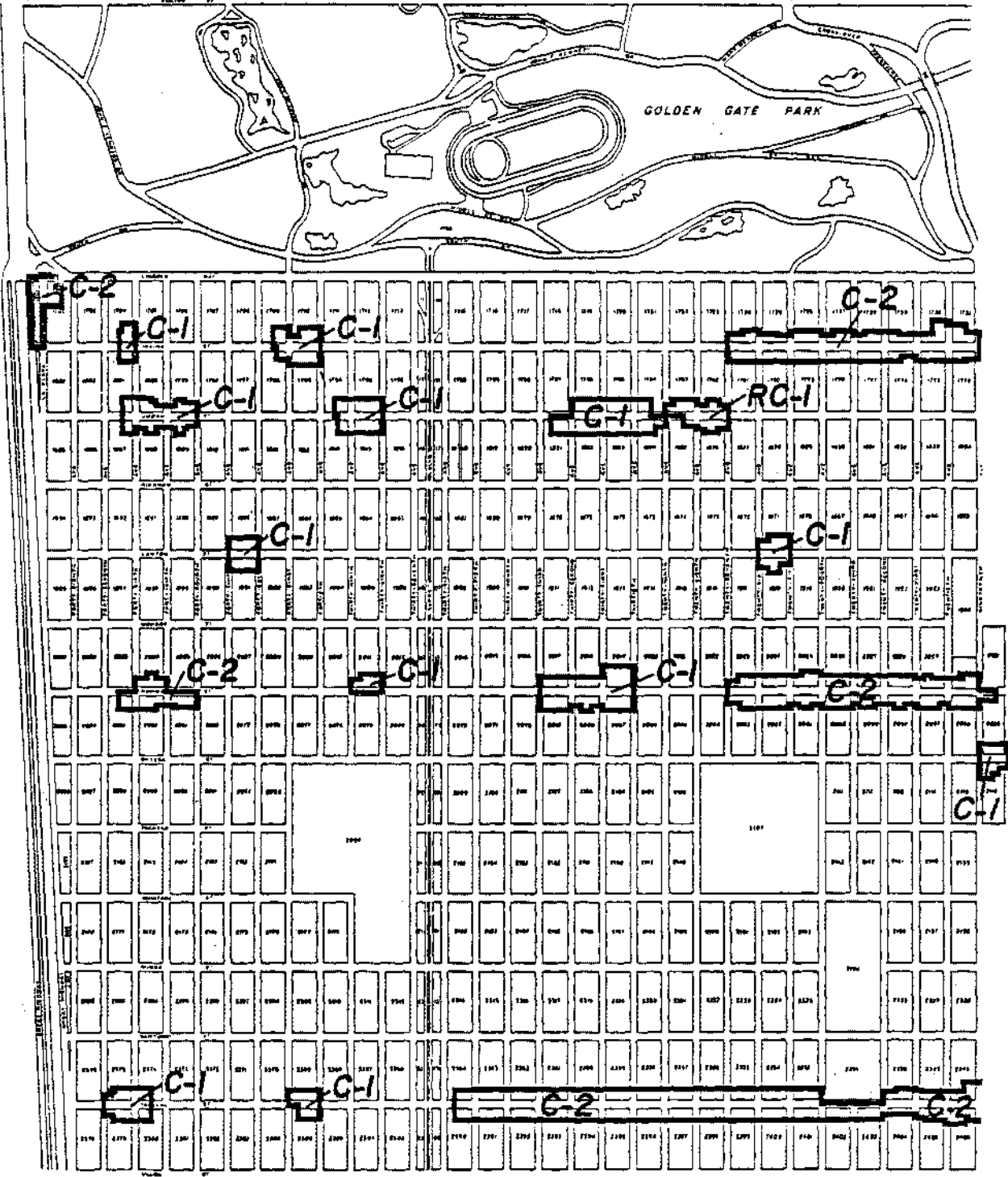
- NC-1 NC-2 NC-3 NC-S NCD
Neighborhood Commercial Districts
- C-2 C-M
Commercial Districts
- RC-3 RC-4
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3 P
Residential And Public Districts



Map 11



Exhibit 4

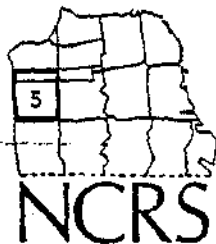
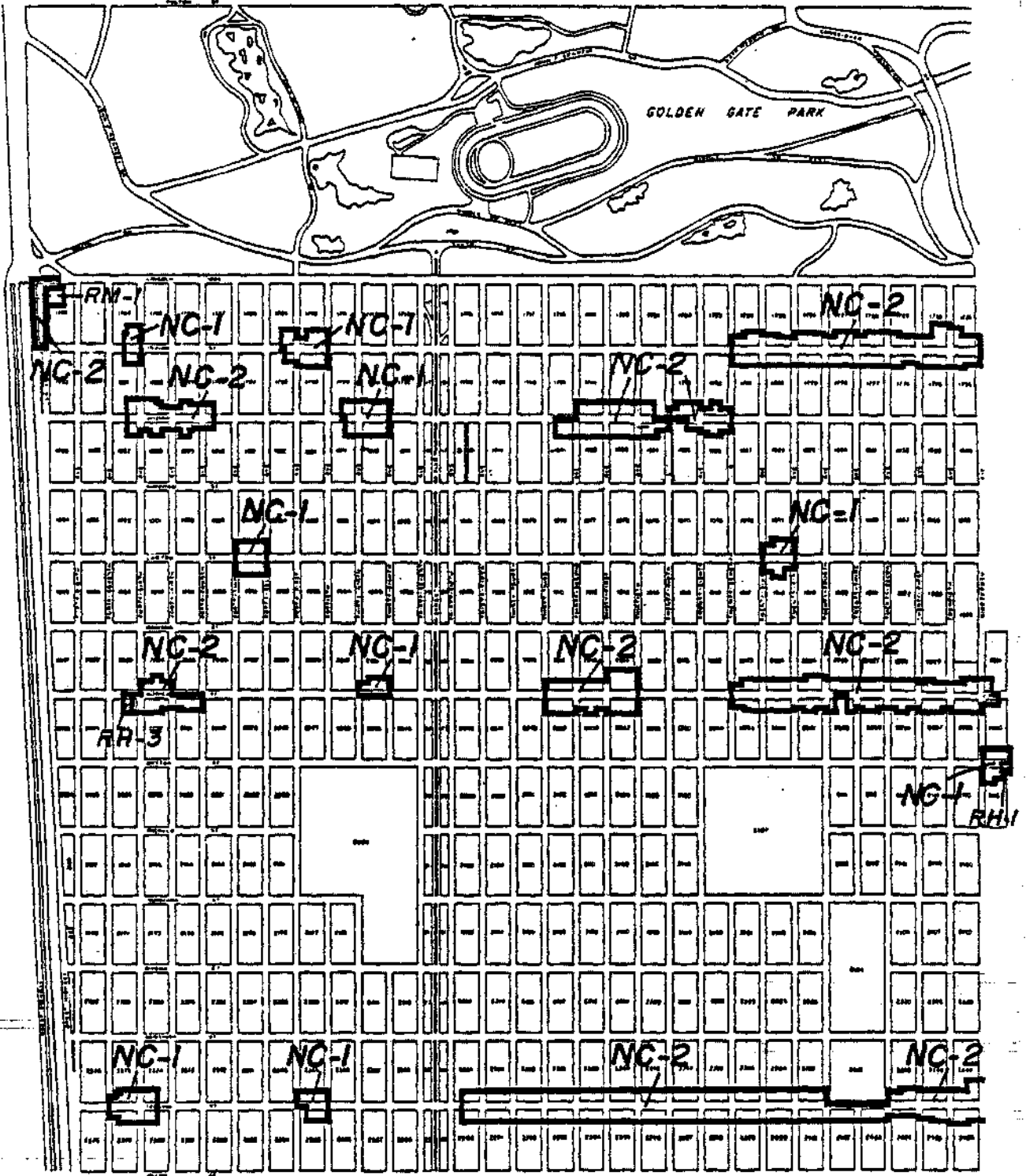


EXISTING ZONING
(Schematic Boundary Only)

C-1 C-2 C-M
Commercial Districts
RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

Map 12





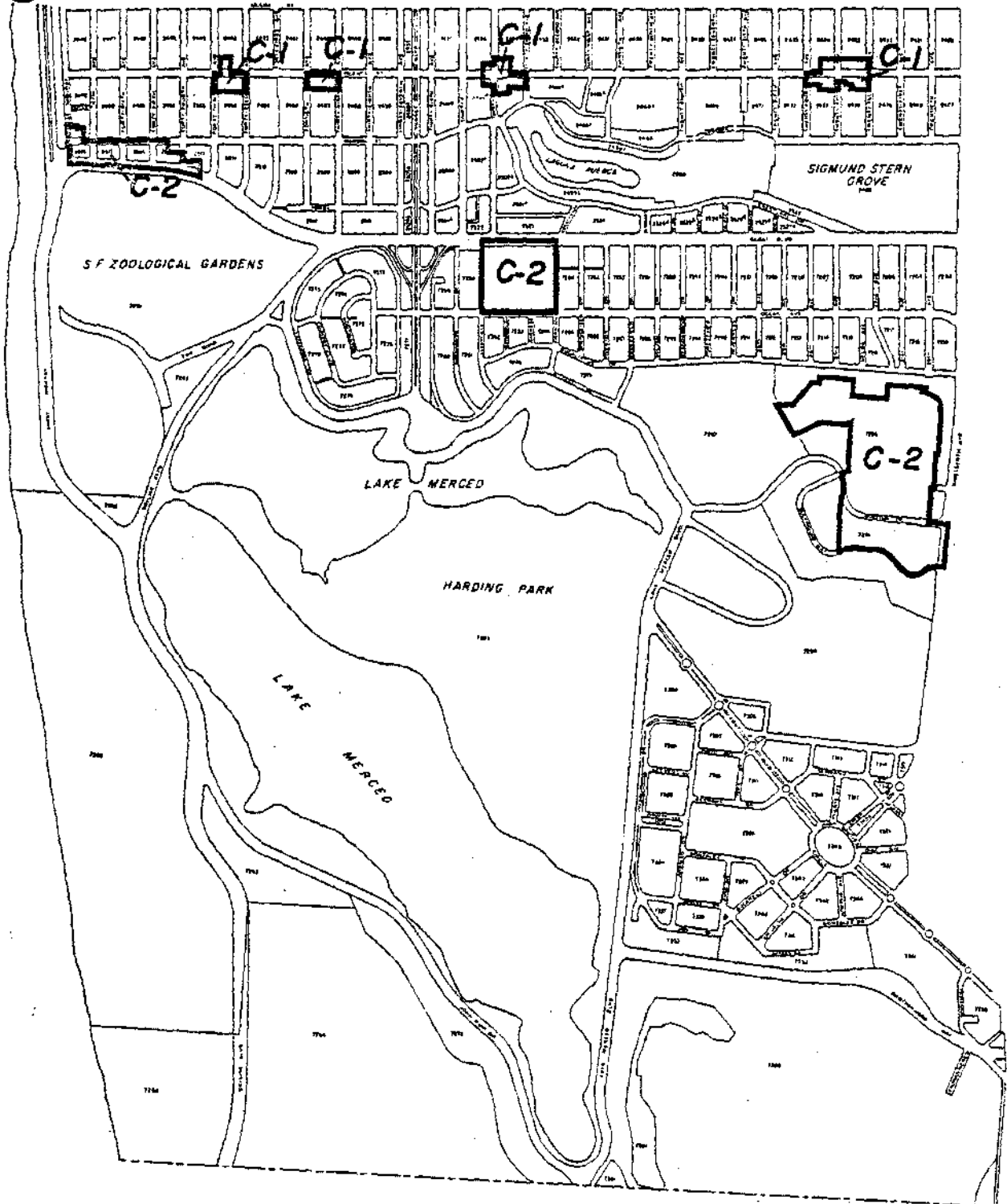
PROPOSED ZONING
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NC-D
Neighborhood Commercial Districts
- C-2 C-M
Commercial Districts
- RC-3 RC-4
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
Residential Districts

Map 13



Exhibit 5

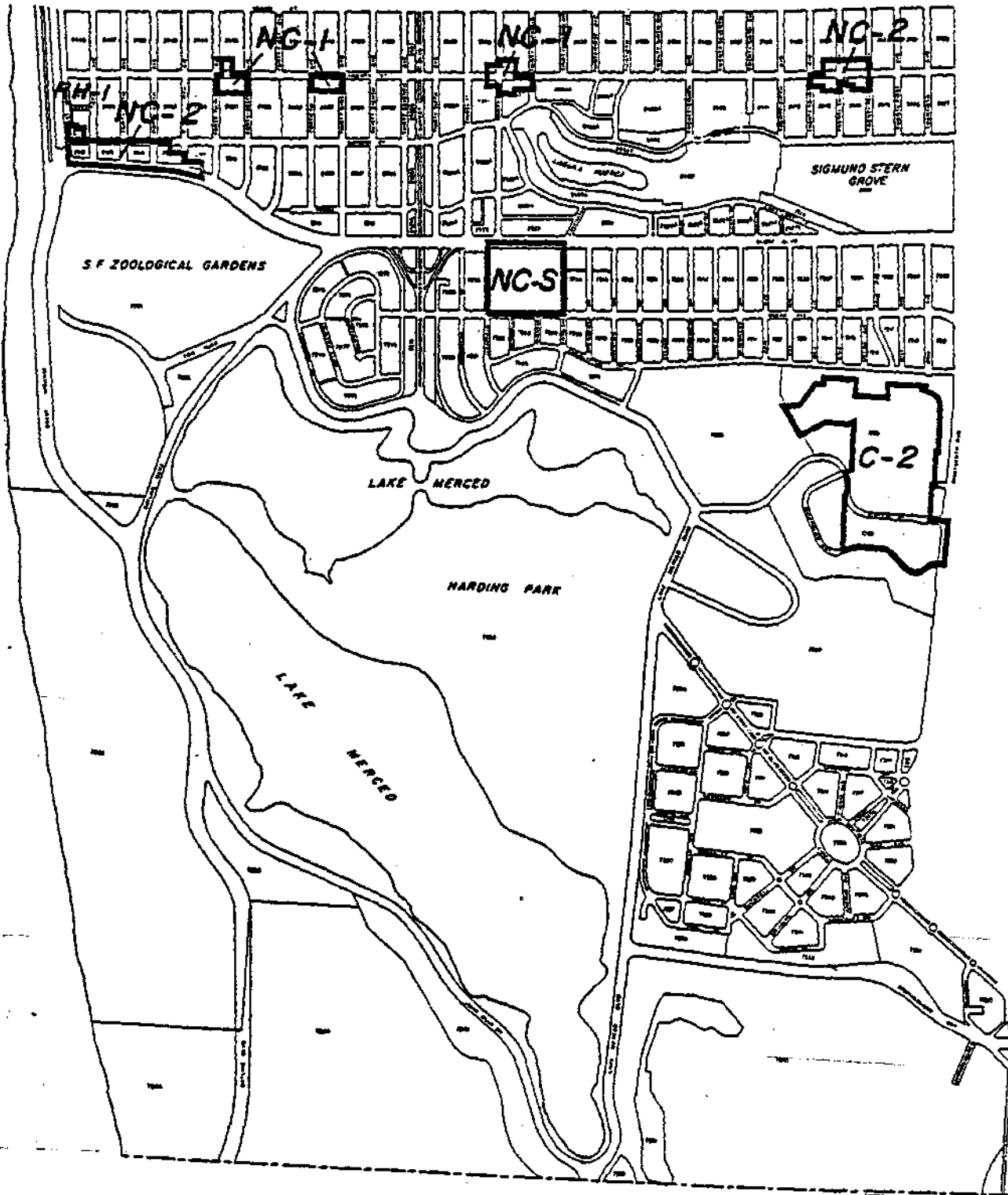


EXISTING ZONING
(Schematic Boundary Only)

- C-1 C-2 C-M
Commercial Districts
- RC-1 RC-2 RC-3 RC-4
Residential-Commercial Combined Districts

Map 26





PROPOSED ZONING
 (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD
 Neighborhood Commercial Districts

C-2 C-M
 Commercial Districts

RC-3 RC-4
 Residential-Commercial Districts

RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
 Residential Districts



Exhibit 12

INDEX OF RECOMMENDED ZONING MAP CHANGES BY STREET NAME

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Alemany Blvd.	U.S. 101 to Putnam St.	C-M	NC-S
	Putnam to Banks Sts.	C-2	NC-S
	Banks to Ellsworth Sts.	C-2	RM-1
	at Ocean Ave.	C-2	NC-3
	Whipple to Lawrence Aves.	C-2	NC-S
	Lawrence to Sickles Aves.	C-2	RH-2
	at Sickles Ave.	C-2	NC-1
	at Sickles Ave.	C-1	NC-1
	at San Jose Ave.	C-1	NC-1
Worcester to St. Charles Aves.	C-2	NC-S	
Alemany Plaza	Shopping Center	C-2	NC-S
Arguello Blvd.	at McAllister St.	C-1	NC-1
Army St.	at Hampshire St.	C-2	NC-1
	at Bryant St.	C-1	NC-1
	Shotwell to Valencia Sts.	C-2	NC-3
	Bartlett to Guerrero Sts.	C-2	Valencia
Balboa St.	3rd to 7th Aves.	C-1	NC-2
	17th to 20th Aves.	RC-1	NC-1
	21st to 22nd Aves.	RC-1	NC-1
	at 28th Ave.	RC-1	NC-1
	33rd to 39th Aves.	C-2	NC-2
	41st to 42nd Aves.	C-1	NC-1
	at 45th Ave.	RC-1	NC-1
Banks St.	Crescent Ave. to Alemany Blvd.	C-2	RH-1
Bayshore Blvd.	at Silver Ave.	C-1	NC-1
	at Thornton Ave.	C-1	NC-1
	at Hester Ave.	C-1	C-2
	at Blanken Ave.	C-1	NC-1
	Arleta to Visitacion Aves.	C-2	NC-2
Visitacion Ave. to County Line	C-2	NC-3	
Brazil Ave.	at Paris St.	RC-1	NC-1
	Paris to Edinburgh Sts.	RC-1	RM-1
Broadway	Sansome to Powell Sts.	C-2	Broadway
Buchanan St.	Post to Bush Sts.	C-2	NC-2
	Bay to Beach Sts.	C-2	NC-2
	North Point St. to Marina Blvd.	C-2	NC-S

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Bush St.	Larkin to Polk Sts.	C-2	Polk
	Fillmore to Steiner Sts. [south side]	C-2	NC-2
	Scott to Broderick Sts. [south side]	C-2	NC-3
Cabrillo St.	at 7th Ave.	C-1	NC-1
	at 10th Ave.	RC-1	NC-1
	45th to 46th Aves.	RC-1	NC-1
California St.	Hyde to Polk Sts.	RC-3	Polk
	Fillmore to Steiner Sts.	C-2	Upper Fillmore
	Divisadero to Broderick Sts.	C-2	NC-2
	Lyon St. to Presidio Ave.	C-2	NC-2
	at Presidio Ave.	RM-1	NC-2
	Laurel St. to Parker Ave.	C-2	NC-5
	4th to 6th Aves.	C-1	NC-2
	6th to 7th Aves.	RC-1	NC-2
	at 17th Ave.	RC-1	NC-1
	at 22nd Ave.	RC-1	NC-1
at 23rd Ave.	RC-1	NC-1	
at 25th Ave.	RC-1	NC-1	
Cambon Dr.	at Castelo Ave.	C-1	NC-5
Capitol Ave.	at Broad St.	RC-1	NC-1
Carroll Ave.	Thornton Ave. to Quint St.	C-1	NC-1
Castro St.	17th to 19th Sts.	C-2	Castro
	24th to 25th Sts.	RC-1	24th-Noe Valley
Chestnut St.	Powell to Mason Sts.	RC-3	North Beach
	Mason to Jones Sts.	C-2	North Beach
	Fillmore to Divisadero Sts.	C-2	NC-2
	Divisadero to Broderick Sts.	C-2	RH-3
Church St.	Hermann to Market Sts.	C-2	NC-3
	Duboce Ave. to 15th Sts.	C-2	Upper Market
	at 25th St.	RC-1	NC-1
	at Clipper St.	RC-1	NC-1
	at 26th St.	RC-1	NC-1
	at Army St.	RC-1	NC-1
	at 27th St.	RC-1	NC-1
	at Duncan St.	RC-1	NC-1
at 28th St.	RC-1	NC-1	
Valley to 30th Sts.	C-1	NC-1	
Clement St.	Arguello Blvd. to Funston Ave.	C-2	Inner Clement
	14th to 16th Aves.	RM-1	NC-1
	17th to 18th Aves.	RH-3	NC-1
	19th to 27th Aves.	C-1	Outer Clement
	31st to 33rd Aves.	C-1	NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Cole St.	Carl St. to Parnassus Ave.	RC-1	NC-1
Columbus Ave.	Pacific Ave. to Broadway Broadway to Francisco St.	C-2 C-2	Broadway North Beach
Cortland St.	Bonview to Folsom Sts.	C-2	NC-2
Dewey Blvd.	at Laguna Honda Blvd.	C-1	NC-1
Diamond St.	Chenery to Bosworth Sts.	C-2	NC-2
Diamond Heights	Shopping Center	C-1	NC-5
Diamond Heights Blvd.	Duncan St. to Gold Mine Dr.	C-1	NC-5
Divisadero St.	Haight St. to Golden Gate Ave. Golden Gate Ave. to Turk St. Turk to Eddy Sts. Eddy to O'Farrell Sts. O'Farrell to Bush Sts. Bush to Sacramento Sts.	C-2 C-2 C-2 C-2 C-2 C-2	NC-2 RM-1 RM-3 NC-2 NC-3 NC-2
Duboce Ave.	Guerrero to Church Sts.	C-2	NC-3
Eddy St.	Gough to Laguna Sts. at Buchanan St. at Pierce St.	C-1 C-1 RC-2	NC-5 NC-5 NC-1
Farmer's Market	Area	C-M/C-2	NC-5
Fillmore St.	Germania to Haight Sts. McAllister to Bush Sts. Bush to Jackson Sts. Union to Moulton Sts.	RC-1 C-2 C-2 C-2	NC-1 NC-3 Upper Fillmore Union
Fitzgerald Ave.	at Ingalls St.	C-1	NC-1
Francisco St.	Powell to Mason Sts. [north side] Powell to Mason Sts. [south side] Mason to Jones Sts.	RC-4 RC-3 C-2	North Beach North Beach North Beach
Franklin St.	Market to Oak Sts. Hickory to Ivy Sts. Ivy to Turk Sts. Myrtle to California Sts.	C-M C-2 C-2 C-2	NC-3 Hayes-Gough NC-3 NC-3
Frederick St.	at Stanyan St. [NW corner] at Stanyan St. [NE,SW,SE corners]	C-2 RC-1	NC-1 NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Fulton St.	Franklin to Gough Sts.	C-2	NC-3
	Gough to Octavia Sts.	C-M	NC-3
	Octavia to Laguna Sts.	C-M	RM-2
	at Fillmore St.	RC-4	NC-1
	Central to Masonic Aves. [south side]	C-1	NC-1
	Central to Masonic Aves. [north side]	C-1	NC-5
	at Masonic Ave. [SW corner] at 8th Ave.	RH-3 C-1	NC-1 RM-3
Geary Blvd.	Franklin to Gough Sts.	C-2	NC-3
	Laguna to Fillmore Sts.	C-2	NC-5
	Fillmore to Steiner Sts.	C-2	NC-3
	Scott St. to Funston Ave.	C-2	NC-3
	Lyon St. to Presidio Ave.	RC-3	NC-3
	14nd to 28th Aves.	C-2	NC-3
	33rd to 34th Aves.	RC-2	NC-1
Geneva Ave.	at San Jose Ave.	RC-1	NC-1
	Alemanly Blvd. to Paris St.	C-2	NC-3
	Paris to Edinburgh Sts.	RC-1	RH-1
	Edinburgh to Vienna Sts.	C-2	NC-2
	at Prague St.	C-1	NC-1
	at Walbridge Ave. Carrizal to Pasadena Sts.	C-2 C-1	NC-5 NC-1
G.E.T.	Shopping Center	C-2	NC-5
Gilman Ave.	Griffith to Fitch Sts.	C-1	NC-1
Glen Park	Area	C-2	NC-2
Gough St.	Market to Lily Sts.	C-M	NC-3
	Lily to Grove Sts.	C-2	Hayes-Gough
	Ivy to Turk Sts.	C-2	NC-3
	Geary to Fern Sts.	C-2	NC-3
Grant Ave.	Broadway to Filbert St.	C-2	North Beach
Great Hwy.	Balboa to Fulton Sts.	C-1	RM-1
	at Cabrillo St.	C-1	NC-1
	Lincoln Wy. to Irving St.	C-2	NC-2
Green St.	Grant Ave. to Powell St.	C-2	North Beach
Grove St.	Franklin to Octavia Sts.	C-2	NC-3
Guerrero St.	Market St. to Duboce Ave.	C-2	NC-3
	at 14th St.	RC-1	NC-1
	at 17th St.	RC-1	NC-1
	at 18th St.	RC-1	NC-1
	at 22nd St.	RC-1	NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Haight St.	Webster to Steiner Sts. at Pierce St. at Scott St. Central Ave. to Stanyan St.	C-2 RC-1 RC-1 C-2	NC-2 NC-1 NC-1 Haight
Hayes-Gough	Area	C-2/C-M	Hayes-Gough
Hayes St.	Frankin to Laguna Sts. at Ashbury St. at Cole St.	C-2 C-1 RC-1	Hayes-Gough NC-1 NC-1
Holloway Ave.	at Brighton Ave. at Ashton Ave.	RC-1 RC-1	NC-1 NC-1
Hunters Point Blvd.	Hudson to Innes Aves.	C-1	C-M
Hyde St.	Jackson St. to Pacific Ave. Green to Union Sts. at Union St.	RC-2 RM-1 C-1	NC-2 NC-1 NC-1
Irving St.	5th to 6th Aves. 6th to 27th Aves. 40th to 41st Aves. at 46th Ave.	RH-2 C-2 C-1 C-1	NC-2 NC-2 NC-1 NC-1
Japan Center	Shopping Center	C-2	NC-S
Judah St.	8th to 10th Aves. 27th to 29th Aves. 29th to 33rd Aves. 38th to 39th Aves. 44th to 46th Aves.	C-2 RC-1 C-1 C-1 C-1	NC-2 NC-2 NC-2 NC-1 NC-2
La Playa	Balboa to Cabrillo Sts. Cabrillo to Fulton Sts. Lincoln Wy. to Irving St.	RM-1 C-2 C-2	NC-2 NC-S NC-2
Laurel Village	Shopping Center	C-2	NC-S
Lawton St.	25th to 26th Aves. 42nd to 43rd Aves.	C-1 C-1	NC-1 NC-1
Leland Ave.	Bayshore Blvd. to Cora St.	C-2	NC-2
Lombard St.	Van Ness to Richardson Aves. Richardson Ave. to Baker St. Baker to Lyon Sts.	C-2 C-2 C-2	NC-3 RH-3 NC-2
Lyon St.	Greenwich to Lombard Sts.	RC-1	NC-2

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Mansfield Ave.	Avalon Ave. to Ina Ct.	C-1	NC-1
Marina Blvd.	Laguna to Buchanan Sts.	C-2	NC-5
Market St.	Franklin to Octavia Sts. Octavia to Church Sts. Church to Castro Sts.	C-M C-2 C-2	NC-3 NC-3 Upper Market
Mason St.	Washington St. to Pacific Ave. Chestnut to Pacific Aves.	RC-3 RC-3	NC-2 North Beach
Masonic Ave.	Wood to O'Farrell Sts. at Fulton St.	C-2 C-1	NC-3 NC-5
McAllister St.	Gough and Laguna Sts. at Buchanan St.	RC-2 RC-2	RM-2 NC-1
Mendell St.	Fairfax to Hudson Aves.	C-M	P
Miraloma Park	Shopping Center	C-1	NC-5
Mission St.	14th to 17th Sts. 17th to 24th Sts. at 24th St. 24th St. to Precita Ave. Precita Ave. to Randall St. Highland to College Aves. at Bosworth St. Alemany Blvd. to Silver Ave. Silver to Niagara Aves. Niagara Ave. to County Line	C-M C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2	NC-3 NC-3 24th-Mission NC-3 NC-2 NC-2 NC-1 NC-2 NC-3 NC-2
Monterey Blvd.	at Joost Ave. Edna St. to Ridgewood Ave.	C-1 C-1	NC-2 NC-2
Naples St.	Geneva Ave. to Rolph St.	C-2	NC-2
Nihonmachi	Shopping Center	C-2	NC-2
Noriega St.	19th to 27th Aves. 30th to 33rd Aves. 38th to 39th Aves. 44th to 46th Aves.	C-2 C-1 C-1 C-2	NC-2 NC-2 NC-1 NC-2
North Beach	Area	C-2	North Beach
North Point St.	Leavenworth to Hyde Sts. at Hyde St. Larkin to Polk Sts.	C-2 RC-1 RC-1	RH-3 NC-1 NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Ocean Ave.	Mission St. to Cayuga Ave.	C-2	NC-3
	Otsego to San Jose Aves.	C-2	NC-2
	Phelan Ave. to Manor Dr.	C-2	NC-3
	Paloma Ave. to Junipero Serra Blvd.	C-2	NC-2
	Junipero Serra Blvd. to 19th Ave.	C-2	NC-3
	Everglade to Clearfield Drs.	C-2	NC-5
Ogden Ave.	Putnam to Bradford Sts.	C-M	NC-5
Ortega St.	18th to 19th Aves.	C-1	NC-1
Pacific Ave.	Powell to Taylor Sts.	RC-3	NC-2
	Taylor to Polk Sts.	RC-2	NC-2
Page St.	Franklin to Gough Sts.	C-M	NC-3
Palou Ave.	at Crisp Rd.	C-1	NC-1
Parkmerced	Shopping Center	C-1	NC-5
Parkside	Shopping Center	C-2	NC-5
Peralta Ave.	Jarboe to Tompkins Aves.	C-2	NC-5
Petrini Plaza	Shopping Center	C-1	NC-5
Pierce St.	at Post St.	C-2	RH-3
Pine St.	Larkin to Polk Sts.	C-2	Polk
	Fillmore to Steiner Sts.	C-2	Upper Fillmore
Plymouth Ave.	San Jose Ave. to Farallones St.	C-1	NC-1
	Sagamore to Broad Sts. [east side]	C-1	RH-2
Point Lobos Ave.	42nd to 43rd Ave.	C-1	NC-1
	at El Camino del Mar	C-2	P
Polk St.	Post to Filbert Sts.	C-2	Polk
Portola Dr.	O'Shaughnessy Blvd to Evelyn Wy.	C-1	NC-5
Post St.	Larkin to Polk Sts. [north side]	C-2	Polk
	Van Ness Ave. to Gough St.	C-2	NC-3
	Laguna to Webster Sts. [north side]	C-2	NC-2
	Laguna to Fillmore Sts. [south side]	C-2	NC-5
	Fillmore to Pierce Sts.	C-2	RM-3
	Scott to Broderick Sts.	C-2	NC-3
Potrero Ave.	at 25th St.	C-2	NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Powell St.	Broadway to Greenwich St. Chestnut to Francisco Sts.	C-2 C-2	North Beach North Beach
Precita Ave.	Folsom to Treat Sts. at Hampshire St.	C-1 C-2	NC-1 NC-1
Randolph St.	at Orizaba St. Victoria to Ramsell Sts.	RC-1 C-1	NC-1 NC-1
Sacramento St.	at Baker St. Lyon to Spruce Sts.	RC-1 C-2	NC-1 Sacramento
San Bruno Ave.	Hale to Woolsey Sts. Dwight to Olmstead Sts. at Wilde Ave.	C-2 C-2 C-1	NC-2 NC-2 NC-1
San Jose Ave.	Standish to Nantucket Aves.	C-1	NC-1
Sanchez St.	at 26th St.	RC-1	NC-1
Scott St.	Geary Blvd. to Bush St.	C-2	NC-3
Silver Ave.	Holyoke to Goettingen Sts.	C-1	NC-1
Sloat Blvd.	Everglade to Clearfield Drs. 44th Ave. to Great Hwy.	C-2 C-2	NC-5 NC-2
South Van Ness Ave.	at 19th St. 23rd to 24th Sts.	C-2 C-2	NC-1 NC-1
Stanyan St.	at Page St. Page to Waller Sts. Waller to Beulah Sts. at Frederick St. at Parnassus Ave.	RC-2 C-2 RC-1 RC-1 C-1	NC-1 Haight Haight NC-1 NC-1
Steiner St.	Golden Gate Ave. to O'Farrell St. Geary Blvd. to Bush St.	C-2 C-2	RM-3 RM-3
Stockton St.	Broadway to Greenwich St.	C-2	North Beach
Sunnydale Ave.	at Hahn St.	C-1	NC-1
Sutter St.	Larkin to Polk Sts. Van Ness Ave. to Gough St. Steiner to Pierce Sts. Scott to Broderick Sts.	C-2 C-2 C-2 C-2	Polk NC-3 NC-2 NC-3
Taraval St.	12th to 36th Aves. 40th to 41st Aves. 46th to 47th Aves.	C-2 C-1 C-1	NC-2 NC-1 NC-1

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
Thornton Ave.	at Bridgeview Dr.	C-1	NC-1
Tunnel Ave.	Bayshore Blvd. to Blanken Ave.	C-1	NC-1
Union St.	Van Ness Ave. to Steiner St.	C-2	Union
Valencia St.	14th to 20th Sts. 20th to Army Sts.	C-M C-2	Valencia Valencia
Vallejo St.	Grant Ave. to Powell St. Polk St. to Van Ness Ave.	C-2 C-2	North Beach RH-3
Vandewater St.	Powell to Mason Sts. [south side]	RC-4	North Beach
Vicente St.	22nd to 24th Aves. 34th to 35th Aves. 39th to 40th Aves. 42nd to 43rd Aves.	C-1 C-1 C-1 C-1	NC-2 NC-1 NC-1 NC-1
Waller St.	Octavia to Laguna Sts.	C-2	NC-3
Washington St.	at Broderick St.	RC-1	NC-1
Webster St.	Ellis to Post Sts.	C-2	NC-5
West Portal Ave.	Ulloa St. to 15th Ave.	C-2	NC-3
Williams Ave.	Newhall to Phelps Sts.	C-2	NC-5
3rd St.	22nd to 23rd Sts. Innes to La Salle Aves. La Salle to Yosemite Aves. Gilman to Key Aves. Key to Meade Aves.	RC-2 C-M C-2 C-2 C-2	NC-2 NC-3 NC-3 NC-3 RH-1
7th Ave.	Cabrillo to Fulton Sts.	C-1	NC-1
9th Ave.	Lincoln Wy. to Judah St.	C-2	NC-2
14th St.	Dolores to Church Sts. Church to Belcher Sts.	C-2 C-2	NC-3 Upper Market
15th St.	Natoma to Julian Sts. Church to Sanchez Sts.	C-M C-2	NC-3 Upper Market
16th St.	Capp to Valencia Sts. Valencia to Dolores Sts. Sanchez to Noe Sts.	C-M C-2 C-2	NC-3 Valencia Upper Market

Street or Area	Generalized District Boundaries	Existing Zoning	Proposed Zoning
17th St.	Capp to Valencia Sts.	C-M	NC-3
	Hartford to Castro Sts. [north side]	C-2	Upper Market
	Hartford to Castro Sts. [south side]	C-2	Castro
18th St.	Texas to Connecticut Sts.	C-2	NC-2
	Capp to San Carlos Sts.	C-2	NC-3
	Guerrero to Oakwood Sts. at Dolores St.	RC-1 RC-1	NC-1 NC-1
	Noe to Hartford Sts.	RC-1	Castro
	Hartford to Diamond Sts.	C-2	Castro
19th Ave.	Junipero Serra Blvd. to Randolph St.	C-2	NC-2
19th St.	Capp to San Carlos Sts.	C-2	NC-3
20th St.	Missouri to Arkansas Sts.	C-2	NC-2
	Treat St. to South Van Ness Ave.	C-2	NC-2
	Capp to San Carlos Sts.	C-2	NC-3
	San Carlos to Lexington Sts.	RC-1	NC-1
21st St.	Capp to Valencia Sts.	C-2	NC-3
22nd St.	3rd to Minnesota Sts. at Folsom St.	RC-2 RC-1	NC-2 NC-1
	South Van Ness Ave. to Capp St.	RC-1	NC-1
	Capp to Bartlett Sts.	C-2	NC-3
23rd St.	Arkansas to Wisconsin Sts.	RC-1	NC-1
	Capp to Bartlett Sts.	C-2	NC-3
24th St.	Vermont St. to San Bruno Ave.	C-2	RH-2
	San Bruno Ave. to Bartlett St.	C-2	24th-Mission
	Chattanooga to Diamond Sts. at Douglass St.	RC-1 RC-1	24th-Noe Valley NC-1.
26th St.	Shotwell to Bartlett Sts.	C-2	NC-3
29th St.	Mission St. to San Jose Ave. at Dolores St.	C-2 RC-1	NC-2 NC-1
	at Sanchez St.	RC-1	NC-1

EXHIBIT G

pursuant to Sections 1513, 1523 and 1604 of Public Law 93-641 or Sections 437 and 438 of the California Health and Safety Code, if such approval is found by the reviewing agencies to be required under those Sections.

(g) **Permit Applications.** Commencing on January 1, 1977, the Department of City Planning shall not approve any building permit application for any construction pertaining to any development of any institution subject to this Section, with the exception of minor alterations necessary to correct immediate hazards to health or safety, unless that institution has complied with all the applicable requirements of Subsections (b) and (c) above with regard to its filing of an institutional master plan or revisions thereto. (Amended Ord. 443-78, App. 10/6/78)

SEC. 305. VARIANCES. (a) **General.** The Zoning Administrator shall hear and make determinations regarding applications for variances from the strict application of quantitative standards in this Code. He shall have power to grant only such variances as may be in harmony with the general purpose and intent of this Code and in accordance with the general and specific rules contained herein, and he shall have power to grant such variances only to the extent necessary to overcome such practical difficulty or unnecessary hardship as may be established in accordance with the provisions of this Section. No variance shall be granted in whole or in part which would have an effect substantially equivalent to a reclassification of property; or which would permit any use, any height or bulk of a building or structure, or any type of sign not expressly permitted by the provisions of this Code for the district or districts in which the property in question is located; or which would grant a privilege for which a conditional use procedure is provided by this Code; or which would change a definition in this Code. The procedures for variances shall be as specified in this Section and in Sections 306 through 306.5.

(b) **Initiation.** A variance action may be initiated by application of the owner, or authorized agent for the owner, of the property for which the variance is sought.

(c) **Determination.** The Zoning Administrator shall hold a hearing on the application, provided, however, that if the variance requested involves a deviation of less than 10 percent from the Code requirement, the Zoning Administrator may at his option either hold or not hold such a hearing. No variance shall be granted in whole or in part unless there exist, and the Zoning Administrator specifies in his findings as part of a written decision, facts sufficient to establish:

(1) That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

(2) That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

(3) That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

(4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

(5) That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

Upon issuing his written decision either granting or denying the variance in whole or in part, the Zoning Administrator shall forthwith transmit a copy thereof to the applicant. The action of the Zoning Administrator shall be final and shall become effective 10 days after the date of his written decision except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2.

(d) **Conditions.** In granting any variance as provided herein, the Zoning Administrator, or the Board of Permit Appeals on appeal, shall specify the character and extent thereof, and shall also prescribe such conditions as are necessary to secure the objectives of this Code. Once any portion of the granted variance is utilized, all such specifications and conditions pertaining to such authorization shall become immediately operative. The violation of any specification or condition so imposed shall constitute a violation of this Code and may constitute grounds for revocation of the variance. Such conditions may include time limits on the exercise of the granted variance; otherwise, any exercise of such variance must commence within a reasonable time. (Amended Ord. 234-72, App. 8/18/72)

SEC. 306. APPLICATIONS AND HEARINGS. In case of an amendment, interim control, conditional use or variance action described in Sections 305 through 306.7 of this Code, the procedures for applications and hearings shall be as described in Sections 306 through 306.7. In addition, the Zoning Administrator and the City Planning Commission may from time to time establish policies, rules and regulations which further define these procedures. (Amended Ord. 210-84, App. 5/4/84)

SEC. 306.1. APPLICATIONS AND FILING FEES. (a) **Who May Initiate.** The persons and agencies that may file or otherwise initiate actions for amendments, conditional uses and variances are indicated in Sections 302 through 305.

(b) **Where To File.** Applications shall be filed in the office of the Department of City Planning.

(c) **Content of Applications.** The content of applications shall be in accordance with the policies, rules and regulations of the Zoning Administrator and the City Planning Commission. All applications shall be upon forms prescribed therefor, and shall contain or be accompanied by all information required to assure the presentation of pertinent facts for proper consideration of the case and for permanent record. The applicant may be required to file with his application the information needed for the preparation and mailing of notices as specified in Section 306.3.

(d) **Verification.** Each application filed by or on behalf of one or more property owners shall be verified by at least one such owner or his authorized agent attesting to the truth and correctness of all facts, statements and information presented.

(e) **Fees.** Before accepting any application for filing, the Department of City Planning shall charge and collect a fee as specified in Article 3.5 of this Code. (Amended Ord. 259-81, App. 5/15/81)

EXHIBIT H

Western Shoreline Area Plan

INTRODUCTION

The conservation of the California coast has always been of interest and concern to San Francisco. From the early years of the city's history, the coastal beach and cliff areas have been an important recreational and natural resource to the people of San Francisco and the Bay Area. There has always been an intense interest among the city's citizens in maintaining the area for the use and enjoyment of the public. This position was underscored by the enthusiastic participation of the City in establishing the Golden Gate National Recreation Area and the overwhelming voter support for Proposition 20 in 1972 which led to the passage of the Coastal Act of 1976. Pursuant to that act San Francisco prepared a Local Coastal Program adopted by the City Planning Commission, and the Board of Supervisors, and certified by the California Coastal Commission on April 26, 1984.

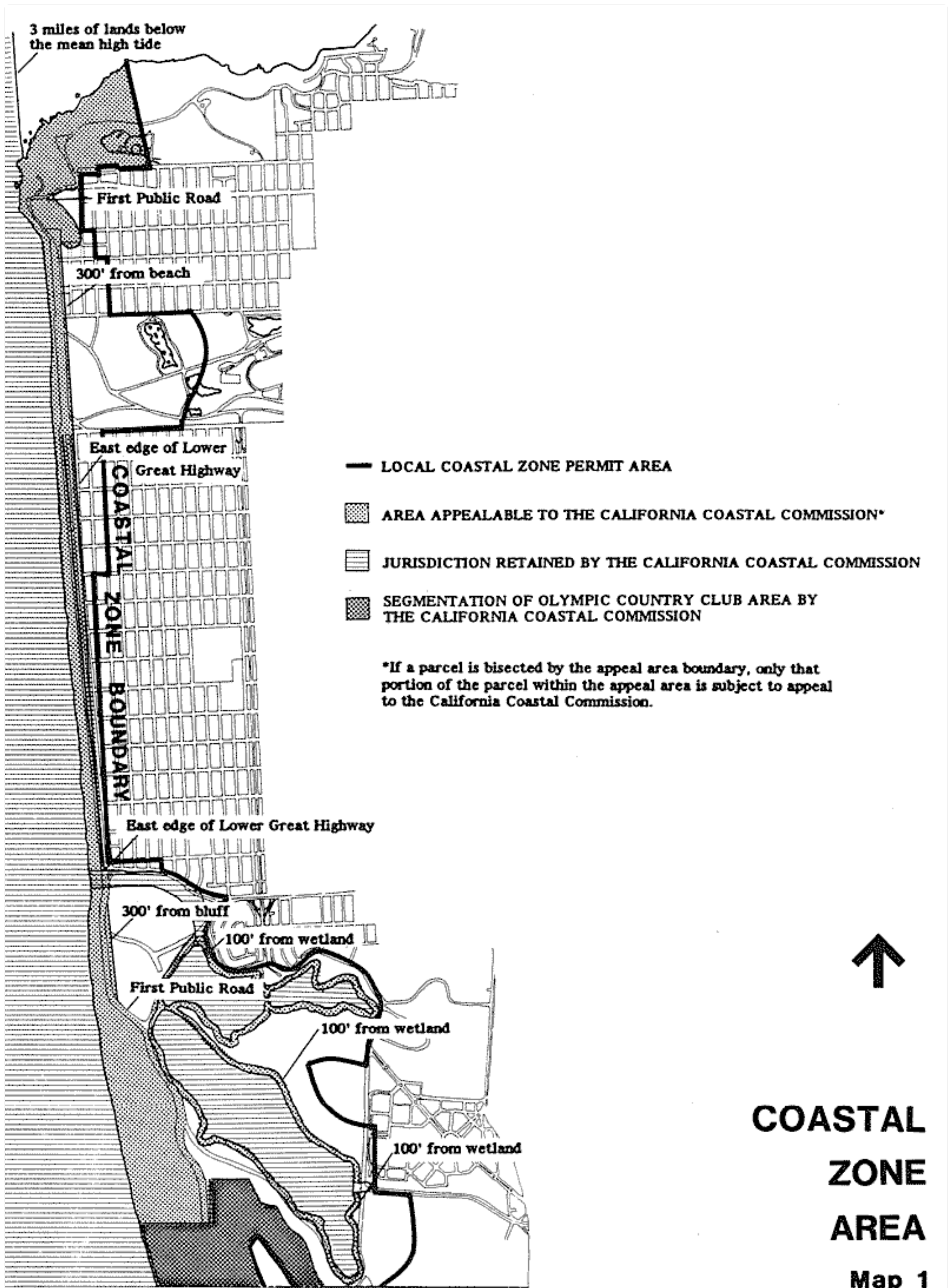
The City Planning Commission is responsible for adopting and maintaining a comprehensive long-term general plan for future development of the City and County of San Francisco known as the Master Plan. The Plan is divided into a number of functional elements, including Urban Design, Residence, Recreation and Open Space, Commerce and Industry, Environmental Protection, Transportation, and a number of subarea plans, including the Civic Center Plan, Northeastern Waterfront Plan and the Central Waterfront Plan.

The policies of the Local Coastal Program, together with the addition of summary objectives to the various section readings to make it compatible with other area plans, are being incorporated in the City's Master Plan, as an area plan under the title Western Shoreline Plan.

The San Francisco Coastal Zone extends approximately 6 miles along the western shoreline from the Fort Funston cliff area in the south to the Point Lobos recreational area in the north. The south end of the Coastal Zone includes the Lake Merced area, the Zoo, the Olympic Country Club, and the seashore and bluff area of Fort Funston. The Coastal Zone spans the Ocean Beach shoreline and includes Golden Gate Park west of Fortieth Avenue, the Great Highway corridor and the adjacent residential blocks in the Sunset and Richmond districts. The north end of the seashore includes the Cliff House and Sutro Baths area, Sutro Heights Park, and Point Lobos recreational area.

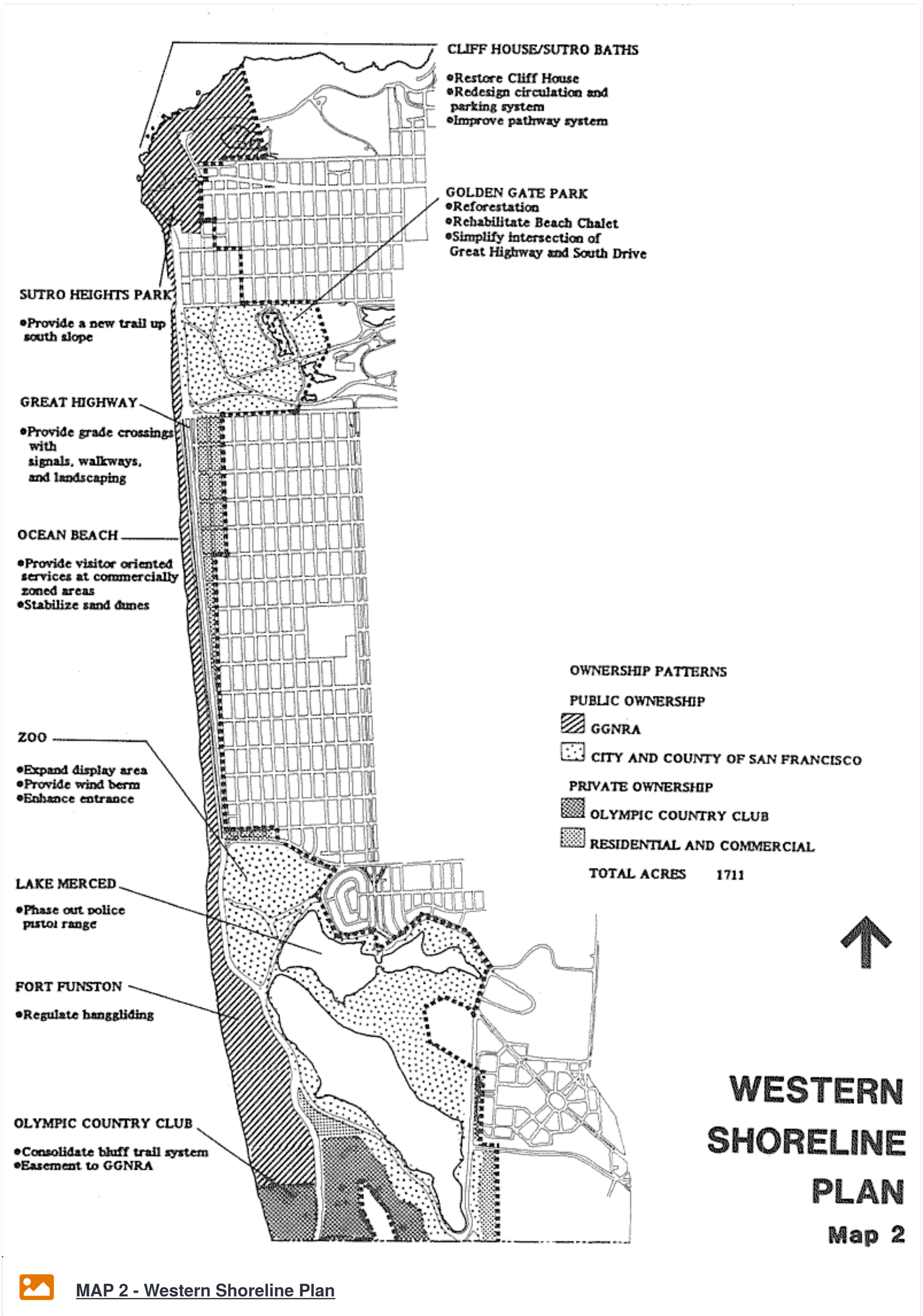
Most of the San Francisco western shoreline is publicly owned. Golden Gate Park, the Zoo, and Lake Merced contain 60% of the 1,771 acres which comprise the Coastal Zone area. Another 25% of the Coastal Zone is within the Golden Gate National Recreation Area (GGNRA). Only 14% of the land is privately owned, and 9% of this land is within the Olympic Country Club area. The remainder 5% is private residential and commercial property which fronts or lies in close proximity to the seashore.

The Coastal Zone is the area shown on Map 1.



MAP 1 - Coastal Zone Area

The area covered by the Western Shoreline Plan is divided into ten subareas as listed below and shown on Map 2.



MAP 2 - Western Shoreline Plan

- The Great Highway
- Golden Gate Park

- [The Zoo](#)
- [Lake Merced](#)
- [Ocean Beach](#)
- [Sutro Heights Park](#)
- [Cliff House Sutro Baths](#)
- [Fort Funston](#)
- [Olympic Country Club](#)
- [Richmond and Sunset Residential Neighborhoods](#)

The Plan consists of transportation policies for the entire Coastal Zone and of specific policies relating to the ten subareas.

OBJECTIVES AND POLICIES

Transportation

OBJECTIVE 1

IMPROVE PUBLIC TRANSIT ACCESS TO THE COAST.

POLICY 1.1

Improve crosstown public transit connections to the coastal area, specifically Ocean Beach, the Zoo and the Cliff House.

POLICY 1.2

Provide transit connections amongst the important coastal recreational destinations

POLICY 1.3

Connect local transit routes with regional transit, including BART, Golden Gate Transit, and the Golden Gate National Recreation Transit.

POLICY 1.4

Provide incentives for transit usage.

POLICY 1.5

Consolidate the Municipal Railway turnaround at the former Playland-at-the-Beach site.

POLICY 1.6

Provide transit shelters at the beach for transit patrons.

The Great Highway

OBJECTIVE 2

REDESIGN THE GREAT HIGHWAY TO ENHANCE ITS SCENIC QUALITIES AND RECREATIONAL USE.

POLICY 2.1

Develop the Great Highway right-of-way as a four lane straight highway with recreational trails for bicycle, pedestrian, landscaping, and parking. Emphasize slow pleasure traffic and safe pedestrian access to beach.

POLICY 2.2

Maintain the landscaped recreational corridor adjacent to the development at the former Playland-at-the-Beach site to provide a link between Golden Gate park and Sutro Heights park.

POLICY 2.3

Provide for a continuation of the bicycle trail by an exclusive bicycle lane on public streets between the Great Highway and Point Lobos.

POLICY 2.4

Improve public access to Ocean Beach from Golden Gate Park by providing a landscaped bridge over vehicular underpass, if funds are not available improve public access by providing grade crossings with signals, walkways, lighting and landscaping.

POLICY 2.5

Locate parking for users of Ocean Beach and other coastal recreational areas so that the Great Highway need not be crossed. Provide limited parking east of the highway for park use. Design parking to afford maximum protection to the dune ecosystem.

POLICY 2.6

Provide permanent parking for normal use required by beach users in the Great Highway corridor (taking into account the increased accessibility by transit); provide multiple use areas which could be used for parking at peak times, but could be used for recreational uses when not needed for parking.

POLICY 2.7

improve pedestrian safety by providing clearly marked crossings and installing signalization.

POLICY 2.8

Enhance personal safety by lighting parking areas and pedestrian crossings.

POLICY 2.9

Improve public access to Ocean Beach south of Lincoln Way by providing grade crossing with signals and walkways at every other block.

Golden Gate Park

OBJECTIVE 3

ENHANCE THE RECREATIONAL CONNECTION BETWEEN GOLDEN GATE PARK AND THE BEACH FRONTAGE.

POLICY 3.1

Strengthen the visual and physical connection between the park and beach. Emphasize the naturalistic landscape qualities of the western end of the park for visitor use. When possible eliminate the Richmond-Sunset sewer treatment facilities.

POLICY 3.2

Continue to implement a long-term reforestation program at the western portion of the park.

POLICY 3.3

Develop and periodically revise a Master Plan for Golden Gate Park to include specific policies for the maintenance and improvement of recreational access in the western portion of the park.

POLICY 3.4

Rehabilitate the Beach Chalet for increased visitor use.

The Zoo

OBJECTIVE 4

IMPROVE THE QUALITY OF THE ZOO AND ITS RELATIONSHIP TO THE COASTAL ZONE RECREATIONAL SYSTEM.

POLICY 4.1

Maintain the landscaped park-like atmosphere of the Zoo.

POLICY 4.2

Enhance visitor interest in the Zoo by pursuing a specific Zoo Master Plan for modernization and improvement of Zoo facilities and enhancement of the animal collection.

POLICY 4.3

Allow location of a sewage treatment plant and a pump station to serve the western area of San Francisco on Zoo property. Locate and design the facilities to maximize their joint use by the Zoo.

POLICY 4.4

Expand the existing Zoo area west toward the Great Highway and south toward Skyline Boulevard.

POLICY 4.5

Provide a wind berm along the Great Highway for protection and public viewing of Ocean Beach and the Pacific Ocean.

POLICY 4.6

Enhance the entrance to the Zoo by providing visitor amenities at the northwest corner.

POLICY 4.7

Provide parking near the entrance to the Zoo for those visitors who cannot reasonably use public

transportation.

POLICY 4.8

Provide for the reasonable expansion of the Recreation Center for the Handicapped for recreation purposes. Accommodate that expansion in a way that will not inhibit the development of either the Zoo or the treatment plant.

Lake Merced

OBJECTIVE 5

PRESERVE THE RECREATIONAL AND NATURAL HABITAT OF LAKE MERCED.

POLICY 5.1

Preserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.

POLICY 5.2

Maintain a recreational pathway around the lake designed for multiple use.

POLICY 5.3

Allow only those activities in Lake Merced area which will not threaten the quality of the water as a standby reservoir for emergency use.

POLICY 5.4

As it becomes obsolete, replace the police pistol range on the southerly side of South Lake with recreational facilities.

Ocean Beach

OBJECTIVE 6

MAINTAIN AND ENHANCE THE RECREATIONAL USE OF SAN FRANCISCO'S OCEAN BEACH SHORELINE.

POLICY 6.1

Continue Ocean Beach as a natural beach area for public recreation.

POLICY 6.2

Improve and stabilize the sand dunes where necessary with natural materials to control erosion.

POLICY 6.3

Keep the natural appearance of the beach and maximize its usefulness by maintaining the beach in a state

free of litter and debris.

POLICY 6.4

Maintain and improve the physical condition and appearance of the Esplanade between Lincoln Way and the Cliff House.

POLICY 6.5

Enhance the enjoyment of visitors to Ocean Beach by providing convenient visitor-oriented services, including take-out food facilities.

POLICY 6.6

Extend the seawall promenade south to Sloat Boulevard as funds become available.

Sutro Heights Park

OBJECTIVE 7

PRESERVE AND RESTORE SUTRO HEIGHTS PARK.

POLICY 7.1

Continue the use of Sutro Heights Park as a park, preserve its natural features, and retain its quiet neighborhood orientation.

POLICY 7.2

Restore elements of the historic garden and landscaping and include minor interpretive displays and seating areas.

POLICY 7.3

Improve access between Golden Gate Park and Sutro Heights Park by providing a new trail system up the south slope of Sutro Heights Park within the La Playa Street right-of-way for equestrians, pedestrians and joggers.

POLICY 7.4

Protect the natural bluffs below Sutro Heights Park. Keep the hillside undeveloped in order to protect the hilltop landform, and maintain views to and from the park. Acquire the former Playland-at-the-Beach site north of Balboa if funds become available.

Cliff House - Sutro Baths

OBJECTIVE 8

MAINTAIN THE VISITOR ATTRACTIVENESS OF THE CLIFF HOUSE AND SUTRO BATH COMPLEX.

POLICY 8.1

Develop the Cliff House/Sutro Bath area as a nature-oriented shoreline park. Permit limited commercial-recreation uses if public ownership is retained and if development is carefully controlled to preserve the natural characteristics of the site.

POLICY 8.2

Restore the Cliff House to its 1909 appearance or, if financially feasible, to an accurate replica of the original 1890 structure.

POLICY 8.3

Insure hiker safety by providing a clearly marked and well maintained pathway system.

POLICY 8.4

Redesign parking and vehicular circulation in the area to relieve congestion and provide for the safety of pedestrians crossing Point Lobos.

POLICY 8.5

To increase visitor enjoyment, mitigate the noise and air pollution caused by tour buses by relocating bus waiting areas.

Fort Funston

OBJECTIVE 9

CONSERVE THE NATURAL CLIFF ENVIRONMENT ALONG FORT FUNSTON.

POLICY 9.1

Maximize the natural qualities of Fort Funston. Conserve the ecology of entire Fort and develop recreational uses which will have only minimal effect on the natural environment.

POLICY 9.2

Permit hanggliding but regulate it so that it does not significantly conflict with other recreational and more passive uses and does not impact the natural quality of the area.

Olympic Country Club

OBJECTIVE 10

RETAIN THE OPEN SPACE QUALITY OF THE OLYMPIC COUNTRY CLUB AREA.

POLICY 10.1

If the private golf course use is discontinued, acquire the area for public recreation and open space, if

feasible.

POLICY 10.2

Maintain the existing public easement along the beach. Encourage the granting of an additional easement by the Olympic Country Club to the National Park Service for public use and maintenance of the sensitive bluff area west of Skyline Boulevard as part of the Golden Gate National Recreation Area.

POLICY 10.3

Protect the stability of the westerly bluffs by consolidating the informal trails along the bluff area into a formal trail system which would be clearly marked. Coordinate the lateral trail system along the bluff with the San Mateo trail system south of the San Francisco boundary.

Richmond and Sunset Residential Neighborhoods

OBJECTIVE 11

PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

POLICY 11.1

Preserve the scale and character of existing residential neighborhoods by setting allowable densities at the density generally prevailing in the area and regulating new development so its appearance is compatible with adjacent buildings.

POLICY 11.2

Develop the former Playland-at-the-Beach site as a moderate density residential apartment development with neighborhood commercial uses to serve the residential community and, to a limited extent, visitors to the Golden Gate National Recreation Area.

POLICY 11.3

Continue the enforcement of citywide housing policies, ordinances and standards regarding the provision of safe and convenient housing to residents of all income levels, especially low- and moderate-income people.

POLICY 11.4

Strive to increase the amount of housing units citywide, especially units for low- and moderate-income people.

POLICY 11.5

Work with federal and state funding agencies to acquire subsidy assistance for private developers for the provision of low- and moderate-income units.

POLICY 11.6

Protect the neighborhood environment of the Richmond and Sunset residential areas from the traffic and visitor impacts from the public using adjacent recreation and open space areas.

POLICY 11.7

Maintain a community business district along Sloat Boulevard within the Coastal Zone to provide goods and services to residents of the outer Sunset and visitors to the Zoo and Ocean Beach.

Coastal Hazards

OBJECTIVE 12

PRESERVE, ENHANCE, AND RESTORE THE OCEAN BEACH SHORELINE WHILE PROTECTING PUBLIC ACCESS, SCENIC QUALITY, NATURAL RESOURCES, CRITICAL PUBLIC INFRASTRUCTURE, AND EXISTING DEVELOPMENT FROM COASTAL HAZARDS.

POLICY 12.1

Adopt Managed Retreat Adaptation Measures Between Sloat Boulevard and Skyline Drive.

Erosion of the bluff and beach south of Sloat Boulevard has resulted in damage to and loss of beach parking and portions of the Great Highway, and threatens existing critical wastewater system infrastructure. Sea level rise will likely exacerbate these hazards in the future. The City shall pursue adaptation measures to preserve, enhance, and restore public access, scenic quality, and natural resources along Ocean Beach south of Sloat Boulevard and to protect existing wastewater and stormwater infrastructure from impacts due to shoreline erosion and sea level rise. Federal projects in the Coastal Zone are not subject to city-issued coastal development permits. Local Coastal Program policies regarding adaptation within Golden Gate National Recreation Area simply provide guidance to both the National Park Service and California Coastal Commission, which review federal projects under the Coastal Zone Management Act. All non-federal development on federal lands is subject to coastal development permit review by the California Coastal Commission.

Implementation Measures:

- (a) As the shoreline retreats due to erosion and sea level rise, incrementally remove shoreline protection devices, rubble that has fallen onto the beach, roadway surfaces, and concrete barriers south of Sloat Boulevard.
- (b) Relocate public beach parking and public restrooms to areas that will not be affected by shoreline erosion or sea level rise for their expected lifespan given current sea level rise projections and mapping. The relocated facilities should not require the construction of shoreline protection devices and should be relocated if they are threatened by coastal hazards in the future.
- (c) Close the Great Highway between Sloat and Skyline boulevards and make circulation and safety improvements along Sloat and Skyline boulevards to better accommodate bicyclists, pedestrians, and vehicles.
- (d) Import sand to restore the beach and construct dunes. Stabilize dunes with vegetation, beach grass straw punch, brushwood fencing, or other non-structural methods.
- (e) Extend the coastal trail to Fort Funston and Lake Merced by constructing a multi-use public access pathway along the shoreline from Sloat Boulevard to Skyline Boulevard.
- (f) Permit shoreline protection devices if necessary to protect coastal water quality and public health by preventing damage to existing wastewater and stormwater infrastructure due to shoreline erosion only when less environmentally damaging alternatives are determined to be infeasible.
- (g) Maintain service vehicle access necessary for the continued operation and maintenance of existing wastewater and stormwater infrastructure systems.

POLICY 12.2

Develop and Implement Sea Level Rise Adaptation Plans for the Western Shoreline.

Sea level rise and erosion threaten San Francisco's coastal resources and their impacts will worsen over time. San Francisco shall use the best available science to support the development of adaptation measures to protect our coastal resources in response to sea level rise and coastal hazards.

Implementation Measures:

- (a) Conduct detailed sea level rise vulnerability assessments and develop adaptation plans to minimize risks to life, property, essential public services, public access and recreation, and scenic and natural resources from shoreline erosion, coastal flooding and sea level rise for the Western Shoreline Area.
- (b) The vulnerability assessments shall be based on sea level rise projections for likely and worst-case mid-century and end-of-century sea level rise in combination with a 100-year storm event, and shall include one or more scenarios that do not rely on existing shoreline protection devices.
- (c) Adaptation measures shall be designed to minimize impacts on shoreline sand supply, scenic and natural resources, public recreation, and coastal access.
- (d) The adaptation plans shall consider a range of alternatives, including protection, elevation, flood proofing, relocation or partial relocation, and reconfiguration.
- (e) Adaptation measures that preserve, enhance, or restore the sandy beach, dunes, and natural and scenic resources such as beach nourishment, dune restoration, and managed retreat shall be preferred over new or expanded shoreline protection devices.
- (f) The adaptation plans shall consider the recommendations contained in the SPUR Ocean Beach Master Plan.
- (g) Create and maintain sea level rise hazard maps to designate areas within the coastal zone that would be exposed to an increased risk of flooding due to sea level rise. The maps shall include likely and worst case mid-century and end-of-century sea level rise projections in combination with a 100-year storm event. The maps shall include a scenario that does not include existing shoreline protection devices. The maps shall be updated when new information warranting significant adjustments to sea level rise projections becomes available.

POLICY 12.3

Develop and Implement a Beach Nourishment Program to Sustain Ocean Beach.

Shoreline erosion has substantially narrowed the sandy beach south of Sloat Boulevard. Sea level rise will likely exacerbate the loss of sandy beach south of Sloat Boulevard and may extend this effect to the north towards the Cliff House. The City shall pursue the development and implementation of a long-term beach nourishment program to maintain a sandy beach along the western shoreline to preserve Ocean Beach as a public recreational resource for future generations and to protect existing public infrastructure and development from coastal hazards.

Implementation Measure:

Work with the U.S. Army Corps of Engineers to develop and implement a beach nourishment program involving the placement of sand dredged from the San Francisco bar navigation channel offshore of the Golden Gate onto Ocean Beach. Other sources of suitable sand for beach nourishment may also be identified and permitted. Sand shall not be removed from stable dunes.

POLICY 12.4

Develop the Shoreline in a Responsible Manner.

Sea level rise and erosion impacts will worsen over time and could put private and public development in the Western Shoreline Area at risk of flooding. Given these future impacts, development in the Coastal Zone should be sited to avoid coastal hazard areas when feasible. If avoidance is infeasible, development shall be designed to minimize impacts to public safety and property from current or future flooding and erosion without reliance on current or future shoreline

protection features.

New development and substantial improvements to existing development located in areas exposed to an increased risk of flooding or erosion due to sea level rise shall be designed and constructed to minimize risks to life and property.

New development and substantial improvements to existing development shall ensure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

New development and substantial improvements to existing development shall not require the construction of shoreline protective devices that would substantially alter natural landforms along bluffs and cliffs. If new development becomes imminently threatened in the future, it shall rely on alternative adaptation measures up to and including eventual removal.

Public recreational access facilities (e.g., public parks, restroom facilities, parking, bicycle facilities, trails, and paths), public infrastructure (e.g., public roads, sidewalks, and public utilities), and coastal-dependent development shall be sited and designed in such a way as to limit potential impacts to coastal resources over the structure's lifetime. As appropriate, such development may be allowed within the immediate shoreline area only if it meets all of the following criteria:

1. The development is required to serve public recreational access and/or public trust needs and cannot be feasibly sited in an alternative area that avoids current and future hazards.
2. The development will not require a new or expanded shoreline protective device and the development shall be sited and designed to be easy to relocated and/or removed, without significant damage to shoreline and/or bluff areas, when it can no longer serve its intended purpose due to coastal hazards.
3. The development shall only be allowed when it will not cause, expand, or accelerate instability of a bluff.

POLICY 12.5

Limit Shoreline Protection Devices

Shoreline protection devices such as rock revetments and seawalls can negatively impact coastal resources by disrupting sand transport and fixing the shoreline in a specific location, leading to the eventual narrowing and ultimate loss of sandy beaches. Such structures are expensive to construct and maintain, may be incompatible with recreational uses and the scenic qualities of the shoreline, and may physically displace or destroy environmentally sensitive habitat areas associated with bluffs, dunes, beaches, and intertidal areas. Because of these impacts, shoreline protection devices shall be avoided and only implemented where less environmentally damaging alternatives are not feasible.

Shoreline protection devices such as rock revetments and seawalls shall be permitted only where necessary to protect existing critical infrastructure and existing development from a substantial risk of loss or major damage due to erosion and only where less environmentally damaging alternatives such as beach nourishment, dune restoration and managed retreat are determined to be infeasible. New or expanded shoreline protection devices should not be permitted solely to protect parking, restrooms, or pedestrian or bicycle facilities.

POLICY 12.6

Minimize Impacts of Shoreline Protection Devices.

Shoreline protection devices may be necessary to protect existing critical infrastructure or development. These shoreline protection devices shall be designed to minimize their impacts on coastal resources while providing adequate protection for existing critical infrastructure and existing development.

All shoreline protection devices shall be designed and constructed to avoid, minimize, and mitigate impacts on shoreline sand supply, environmentally sensitive habitat areas, scenic quality, public recreation, and coastal access.

Shoreline protection devices shall be designed to blend visually with the natural shoreline, provide for public recreational access, and include proportional mitigation for unavoidable coastal resource and environmentally sensitive habitat impacts.

Coastal permit applications for reconstruction, expansion, or replacement of existing shoreline protection devices shall include a re-assessment of the need for the device, the need for any repair or maintenance of the device, any additional required mitigation for unavoidable impacts to coastal resources and the potential for removal or relocation based on

changed conditions. Coastal permits issued for shoreline protection devices shall authorize their use only for the life of the structures they were designed to protect.

Amendment by Board of Supervisors [Ordinance 0009-18](#) Adopted 01/23/2018.

Amendment by Board of Supervisors [Ordinance 0009-18](#) adopted on 5/10/2018.

San Francisco Planning Department
sfplanning.org

Questions or comments on the General Plan? Please email us at pic@sfgov.org.



San Francisco
Planning

BRIEF(S) SUBMITTED BY PERMIT HOLDER (SFPUC)



April 11, 2024

PROJECT SPONSOR BRIEF

Subject: Board of Appeals No. 24-013 (Coastal Zone Permit – Case No. 2019-014146CTZ [PC Motion No. 21496])

Project Overview

The San Francisco Public Utilities Commission (SFPUC) seeks a Coastal Development Permit for Phase 1 of the Lake Merced West Project (project), which would complete upland remediation and demolish structures on approximately 11 acres at 520 John Muir Drive, on the southwest side of Lake Merced in southwestern San Francisco. The SFPUC is not yet seeking a Coastal Development Permit for later phases of the project. The project site is within Assessor’s Parcel block 7283, lot 004, which is in the P (Public) zoning district and is the largest area of flat land around Lake Merced outside of the Harding Park Golf Course. The nearest cross street is Skyline Boulevard, to the west of the project site.

The City and County of San Francisco (City), under the jurisdiction of the SFPUC, owns the project site. The San Francisco Recreation and Parks Department (RPD) and SFPUC jointly manage recreation at Lake Merced—including the lease of the project site, which was previously held by the

London N. Breed
Mayor

Tim Paulson
President

Anthony Rivera
Vice President

Newsha K. Ajami
Commissioner

Sophie Maxwell
Commissioner

Kate H. Stacy
Commissioner

Dennis J. Herrera
General Manager

OUR MISSION: To provide our customers with high-quality, efficient and reliable water, power and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to our care.



Pacific Rod and Gun Club—pursuant to a memorandum of understanding between the departments.

Project Background

The Pacific Rod and Gun Club built and operated skeet and trap shooting facilities at the site from 1934 to 2015. During these activities, lead shotgun pellets and other debris were deposited on site. After the Pacific Rod and Gun Club vacated the site in 2015, SFPUC implemented the Pacific Rod and Gun Club Upland Soil Remedial Action Project (the soil remediation project), which included extensive soil remediation under the oversight of the San Francisco Bay Regional Water Quality Control Board (Regional Board). Under the soil remediation project, eighty eight (88) thousand tons of contaminated soils were excavated to depths of up to 10.5 feet across most of the site. The excavated areas were backfilled with clean fill, and some site features and vegetation were restored. However, residual soil contamination remained in and around the onsite structures, which also contained hazardous lead based paint and asbestos themselves.

The soil remediation project included work in the coastal zone, including within the California Coastal Commission's retained jurisdiction and the certified local coastal program jurisdiction of San Francisco. Specifically, in addition to land-based remediation, the soil remediation activities were

expected to result in dredging within a 0.835 acre area of freshwater emergent wetlands along the bank of Lake Merced. Consequently, the City and SFPUC sought a consolidated coastal development permit for the soil remediation project from the California Coastal Commission pursuant to Coastal Act Section 30601.3. On January 7, 2015, the Coastal Commission granted a coastal development permit for the soil remediation project (permit application number 2-14-1612).

The Coastal Commission found the soil remediation project to be protective of the water quality and biological productivity of Lake Merced overall, because removal of contaminated soil would reduce water quality impacts associated with potential contaminant migration to the lake and improve lake vitality otherwise. The coastal permit identified special conditions to minimize potential adverse impacts to water quality and the biological productivity of Lake Merced both during and following construction.

Proposed Project

The purpose of Phase 1 is to remediate remaining contaminated soils and demolish structures in the upland site areas. Phase 1 of the project would entail demolition and removal of the old structures on site that contain lead and asbestos, as well as excavation of soil contaminated by residual lead and carcinogenic poly-aromatic hydrocarbon from beneath and around the

structures. The activity for which SFPUC is seeking this coastal development permit is limited to demolition of the remaining buildings on site and remediation of remaining contaminated upland soils. The schedule and detailed improvements included in later phases of the Lake Merced West project are uncertain because they depend upon the RPD's issuance of a public request for proposal and the responses from interested parties to the request for proposal. The public request for proposal has not been issued.

Before construction, the selected contractor(s) would identify construction equipment staging and support areas, site access, exclusion areas, excavation areas, soil stockpile areas, truck lanes, parking areas, and site office trailers. All of these site preparation activities would take place within the project site. Construction access to and from the site would be from the property's existing driveway on John Muir Drive.

After site preparation, project construction would proceed over approximately three to five months. Proposed work would include the following:

- Demolition of all buildings onsite and all structures associated with skeet fields 5, 6, and 7.

- Abatement, proper management, and appropriate offsite disposal of lead and asbestos impacted materials from the demolished buildings in accordance with the findings of the 2015 and 2023 Building Materials Survey.¹
- Soil remediation, which entails excavation, testing, and disposal of residual lead, and carcinogenic PAH impacted soils, beneath and around the demolished structures.
- Soil remediation would be conducted in accordance with the soil management plan approved by the Regional Board,² which requires the excavation of contaminated material and disposal of such material at a properly licensed facility. The project would generally require excavation to a depth of approximately 5 feet below ground surface.
- Demolition and remediation activities would require the removal of approximately 4 eucalyptus trees. SFPUC would retain a certified arborist to prepare a tree protection plan where excavation,

¹ SCA Environmental, Inc, Hazardous Materials Sampling Pacific Rod & Gun Club April 29, 2015 and Limited Destructive Pre-Demolition Hazardous Materials Survey May 5, 2023.

² Kennedy/Jenks Consultants, Soil Management Plan Former Pacific Rod and Gun Club, prepared for San Francisco Public Utilities Commission, February 16, 2016. The approved closure report for the soil remediation project includes a soil management plan, which includes measures applicable during future site development. Section 3 of the report summarizes the measures.

construction, or street work could occur within the dripline of trees to be retained.

- Staging and storage of construction materials would occur within the boundaries of the project site.

Once the proposed demolition and remediation is complete, the site would continue to be used for staging by SFPUC and remain closed to the public, similar to existing conditions.

Potential Future Project Phases

In January 2023 the Recreation and Parks Commission approved a project to deliver improvements as generally described in the Lake Merced West Project Environmental Impact Report, to be delivered in phases, starting with a SFPUC project for remediation of the site (Phase 1) and followed by improvements identified by a request for proposal to be issued by the RPD. The RPD is preparing a public request for proposals from interested parties for future project phases. RPD or the selected bidder would apply for a separate coastal development permit for future project phases.

While not yet proposed, SFPUC and RPD may consider installing two picnic tables and reconnecting the existing restrooms to the existing sewer system (“interim public facilities”) and making the interim public facilities available

for limited public use after Phase 1 and prior to future project phases. SFPUC and/or RPD will obtain any required coastal development permit for the interim public facilities, if proposed.

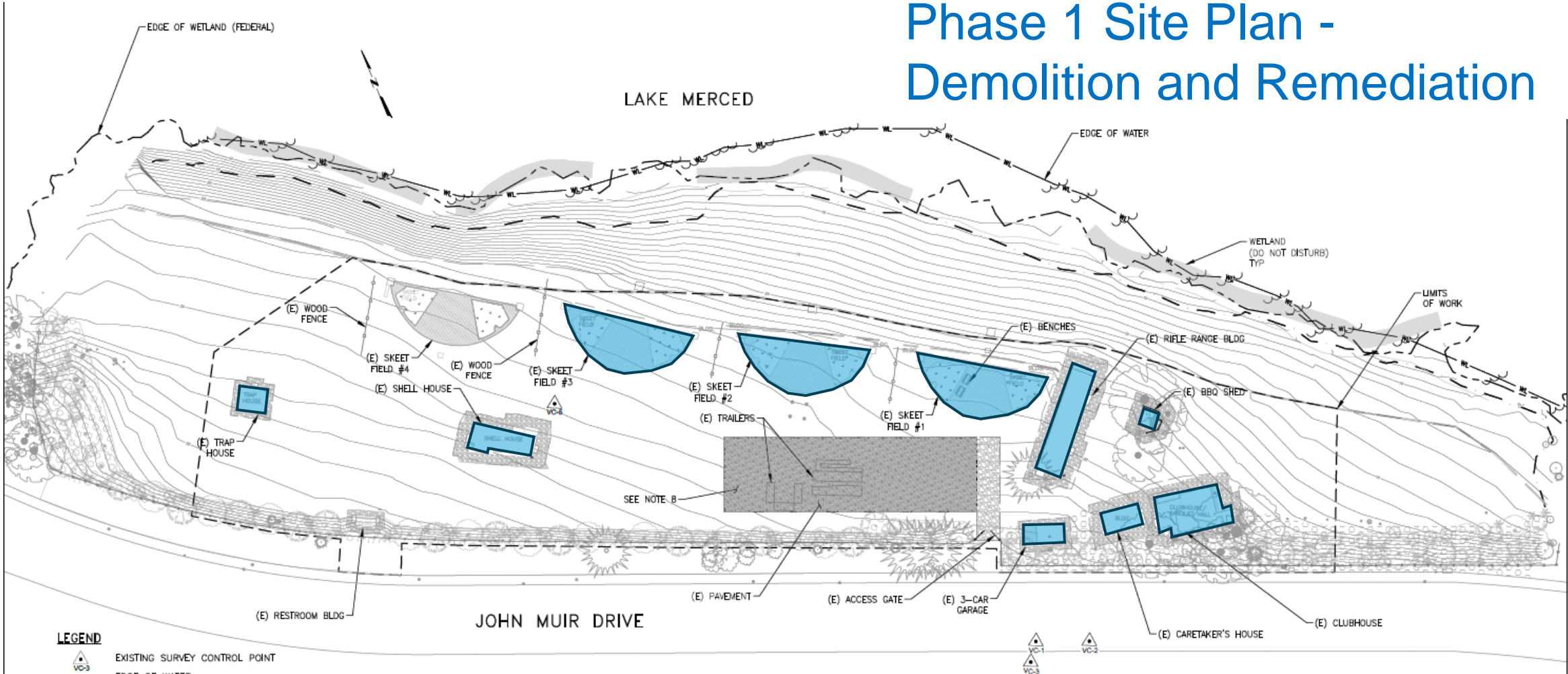
Conclusion

The SFPUC is committed to protecting and restoring the areas of Lake Merced and its surroundings that are within SFPUC jurisdiction. The project would preserve and enhance coastal resources, and is consistent with the City's Local Coastal Program, including the objectives and policies of the Western Shoreline Area Plan. In particular, the project would enhance the recreational and natural habitat of Lake Merced by removing residual contamination from the site, and would improve conditions at Lake Merced for the enjoyment of City residents and visitors.

Obi Nzewi, PG
Groundwater Program Manager
Water Resources Planning Division
San Francisco Public Utilities Commission

Attachment:
Phase 1 Site Plan

Phase 1 Site Plan - Demolition and Remediation



- LEGEND**
- EXISTING SURVEY CONTROL POINT
 - EDGE OF WATER
 - EDGE OF WETLAND (FEDERAL)
 - LIMITS OF WORK/WILDLIFE EXCLUSION FENCING
 - (E) 6" THICK GRAVEL SURFACE

Buildings and Skett Fields to be Demolished

EXISTING SITE LAYOUT
1" = 50'

REFERENCES
GATE BOOK PAGES, PLANS, SURVEY NOTES, ETC. USED

GATE BOOK PAGES NO.



REV.	DATE	DESCRIPTION	BY	APP'D.

CONTRACT NO. WD-2903
CITY AND COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
ENGINEERING MANAGEMENT BUREAU

**SITE REMEDIATION AT 520 JOHN MUIR DRIVE
PHASE 2**

EXISTING SITE LAYOUT

DESIGNED BY	RD / FL	DRAWN BY	DM
PROJECT MANAGER	CH	CHECKED BY	FL
SCALE	AS SHOWN	DATE	DECEMBER 2023
APPROVED		APPROVED	
MANAGER, ENGINEERING MANAGEMENT BUREAU		MANAGER, CITY INFRASTRUCTURE DIVISION	
PLAN NO.	C-0001	MARKING FILE NO.	E-34795
REVISIONS		PERMITTED	0

12/06/2023

BRIEF SUBMITTED BY THE RESPONDENT DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: April 17, 2024

April 11, 2024

Appeal Nos.: 24-013
Project Address: 520 John Muir Drive
Subject: Coastal Zone Permit – Case No. 2019-014146CTZ (PC Motion No. 21496)
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Introduction

This brief is intended to provide a concise response to the appeal filed against the Coastal Zone Permit (CTZ) approved by the Planning Commission on January 25, 2024, for the demolition of seven one-story non-residential structures and soil remediation. The approximately 11-acre site had previously been occupied by the Pacific Rod and Gun Club as a skeet and trap shooting facility from 1934 to 2015. In the future, should regulatory approvals be granted, it is anticipated that the site would become a multi-use recreational facility. Regardless, the site clean-up work authorized under the CTZ is a prerequisite to any meaningful reuse of the site.

Background

The requirement for the CTZ is a function of the California Coastal Act (CCA) of 1976 and the creation of the California Coastal Commission (CCC). The CCA allows the CCC to delegate implementation of the state law to local jurisdictions upon adoption and certification of a Local Coastal Program (LCP). San Francisco's LCP consists of two components: (1) the Land Use Plan (those portions of the Western Shoreline Area Plan [WSAP] certified by

the CCC)¹ [Exhibit A] and (2) the Implementation Program, which includes Planning Code and Zoning Map applicable within the Coastal Zone certified by the CCC².

San Francisco's LCP was certified by the CCC in 1986 and then amended in 2018 to certify amendments made to the WSAP pertaining to coastal hazards. Other amendments to the WSAP and the Planning Code since 1986 have not been certified by the CCC. As such, the City's LCP is not fully aligned with the WSAP or the Planning Code. This has been the case since soon after the LCP was adopted in the late 1980's. Staff at the CCC report that divergences such as this are not unusual for the State's coastal jurisdictions. While full alignment is not required under the CCA, San Francisco's responsibility in issuing Coastal Permits is to assess compliance with the certified LCP rather than any other standard. In other words, the relevant standard for issuing a Coastal Permit is the City's LCP, while the standard for other types of review, such as General Plan Consistency, is today's adopted WSAP along with other contemporary portions of the General Plan. Nonetheless, the Planning Department is currently scoping an effort to align our certified LCP with current local regulatory controls. This is unlikely to begin before 2025.

The Coastal Zone within San Francisco is divided into three separate subzones found on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map: 1) an area where the CCC retains full permitting jurisdiction (e.g.,

¹ The Land Use Plan, as provided to the City by the California Coastal Commission, includes the following two components:

1. The Western Shoreline Area Plan of the San Francisco General Plan (then known as the "Master Plan"), as it existed on April 18, 1985. This was certified by the California Coastal Commission on March 14, 1986.
2. An amendment to the Western Shoreline Area Plan relating to coastal hazards which became effective on March 3, 2018. Specifically, the amendment added Objective 12 along with six subordinate policies. This was certified by the California Coastal Commission on May 10, 2018..

² The Implementation Plan, as provided to the City by the California Coastal Commission, includes the following four components:

3. A portion of the Planning Code, as it existed on September 28, 1979, beginning with the cover page and ending mid-sentence in Section 304(d)(4), and resuming mid-sentence in Section 305(a) before ending again at the conclusion of Section 308.2(c)(1). A handwritten note in the margin states "See added page for Section 305 – Variances".
4. A two-page spread of the Planning Code, as it existed on September 28, 1979, beginning mid-sentence in Section 304(f) and ending after the opening sentence of Section 306.1(e). This spread contains procedural information on Variances, and is consistent with the handwritten note, above.
5. Section 330 and the associated Zoning Maps that specify procedures related to the Coastal Zone, which became effective on December 22, 1985. Those provisions remain substantively the same today.
6. The Neighborhood Commercial Rezoning Study, published in February 1985, which includes the Code provisions and associated Zoning Maps relating to the Planning Code's Neighborhood Commercial controls that generally took effect on March 13, 1987.

tidelands, submerged lands below the mean high tide, etc.), 2) an area where San Francisco retains full permitting authority, but where Coastal Zone Permits may ultimately be appealed to the CCC, and 3) an area where San Francisco retains full permitting authority, with no appeal option to the CCC unless an appeal is otherwise permitted by Public Resource Code Section 30603. A portion of the 520 John Muir Drive project falls within the second area. As such, an issued CTZ is first appealable to the Board of Appeals, and then the Planning Department understands that the Board’s determination may be further appealed to the CCC.

Key Points

The Appellant raises various points as to why they believe the CTZ should not be approved. Responses to the primary points are provided below.

1. **Appellant states that the CTZ was improperly approved because the City did not first amend the LCP, which Appellant argues is necessary because the CTZ is inconsistent with the LCP.** Appellant provides no suggestion of what inconsistency may be present between the CTZ and the LCP. In fact, the CTZ is consistent with the LCP. The CTZ’s approval Motion cites Objective 5 and Policy 5.1 of the WSAP³ which seek, respectively, to “preserve the recreational and natural habitat of Lake Merced” and to “[p]reserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.” The Motion indicates that the remediation will ensure the proper disposal of potentially contaminated soils, will provide an environmental benefit, and that removal of dilapidated structures will not impede or worsen access to coastal areas.
2. **Appellant contends that the project is not consistent with the Planning Code.** Appellant states that the project is inconsistent with Planning Code Section 330(a), which articulates that the “purpose of [these

³ Embodied in Objective 5 and Policy 1, respectively, of the Lake Merced Subsection of the CCC-certified Land Use Plan of the LCP.

sections of the Code] is to implement the process of reviewing projects within the Coastal Zone for consistency with the [LCP]”. However, the limited scope of the project is consistent with the Public Zoning District, the correct procedures were followed, and the Planning Commission correctly determined that the project is consistent with the LCP.

3. Appellant contends that the project is not consistent with the objectives and policies of the WSAP. Appellant provides no suggestion of how the project is inconsistent with the WSAP. In fact, the CTZ is consistent with the LCP.
4. Appellant contends that a finding in the Commission’s motion reading that “the Local Coastal Program shall be the Western Shoreline Area Plan” is in error. The Executive Summary (Exhibit B) of the case report provided to the Planning Commission prior to their action correctly stated that the project was consistent with both the Planning Code and the WSAP. While the language within the approval motion was less specific regarding the Planning Code requirements, Section No. 6 of the Motion specifically states “The Commission finds that the Project is consistent with the relevant provisions of the Planning Code...”

Conclusion

The Planning Commission’s action to approve the CTZ per Motion No. 21496 met the requirements of the Planning Code, the WSAP, and the LCP. The appropriate findings – drawing on provisions found in the certified LCP – were made and the appropriate process was followed. As such, the Department respectfully requests that the Board of Appeals adopt the same findings as found in Planning Commission Motion No. 21496 to approve the Coastal Zone Permit.

Board of Appeals Brief
Appeal No. 24-013
520 John Muir Drive – Coastal Zone Permit
Hearing Date: April 17, 2024

cc: Eileen Boken - SPEAK (Appellant)
Kurt Botn (Planning Department)
Obiajulu Nzewi (San Francisco Public Utilities Commission)

Enclosures: Exhibit A – Land Use Plan of the Local Coastal Program, certified by the CCC
Exhibit B – Executive Summary to Planning Commission Motion No. 21496

Board of Appeals Brief
Appeal No. 24-013
520 John Muir Drive – Coastal Zone Permit
Hearing Date: April 17, 2024

EXHIBIT A



San Francisco's Local Coastal Program – Land Use Plan

The following pages contain the Land Use Plan of the City and County of San Francisco's Local Coastal Program, as provided to the City by the California Coastal Commission.

The Land Use Plan includes the following two components:

1. The Western Shoreline Area Plan of the San Francisco General Plan (then known as the "Master Plan"), as it existed on April 18, 1985. This was certified by the California Coastal Commission on March 14, 1986.
2. An amendment to the Western Shoreline Area Plan relating to coastal hazards which became effective on March 3, 2018. Specifically, the amendment added Objective 12 along with six subordinate policies. This was certified by the California Coastal Commission on May 10, 2018.

1985 Western Shoreline Area Plan



WESTERN SHORELINE PLAN

A PART OF THE MASTER PLAN OF THE
CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

LAND USE PLAN PORTION OF THE

LOCAL COASTAL PROGRAM

CERTIFIED AS LEGALLY ADEQUATE
BY THE CALIFORNIA COASTAL
COMMISSION ON 3/14/86

THE MASTER PLAN

It shall be the function and duty of the commission to adopt and maintain, including necessary changes therein, a comprehensive, long-term, general plan for the improvement and future development of the city and county, to be known as the master plan. The master plan shall include maps, plans, charts, exhibits, and descriptive, interpretive, and analytical matter, based on physical, social, economic, and financial data, which together present a broad and general guide and pattern constituting the recommendations of the commission for the coordinated and harmonious development, in accordance with present and future needs, of the city and county and of any land outside the boundaries thereof which in the opinion of the commission bears a relation thereto.

Excerpt, Charter of the City and County of San Francisco.

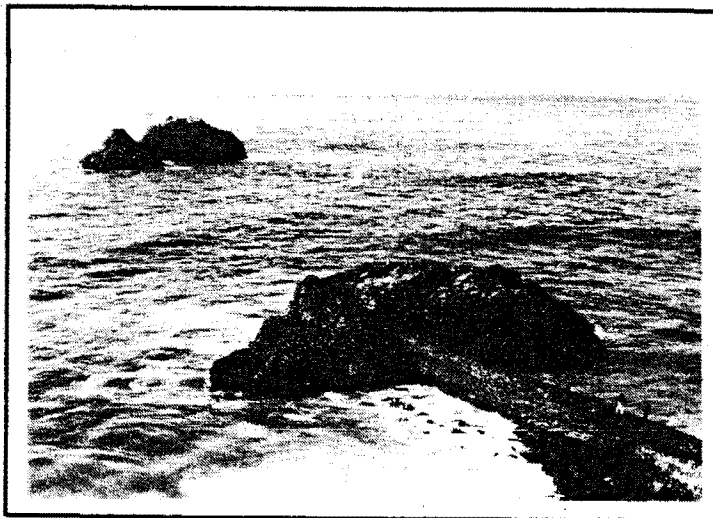
The Western Shoreline Plan was adopted by the San Francisco City Planning Commission by Resolution No. 10289 on April 18, 1985.

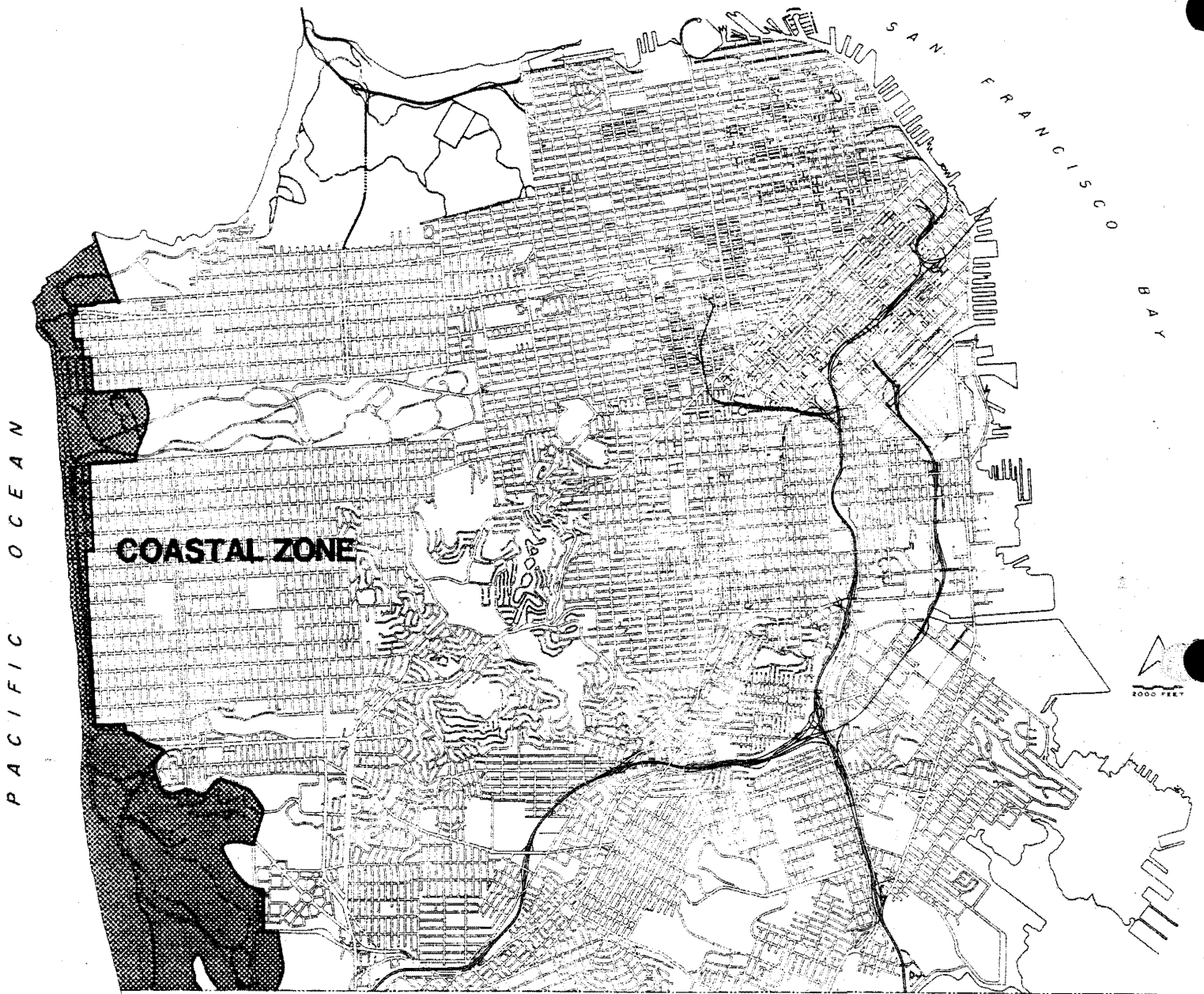
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MAPS

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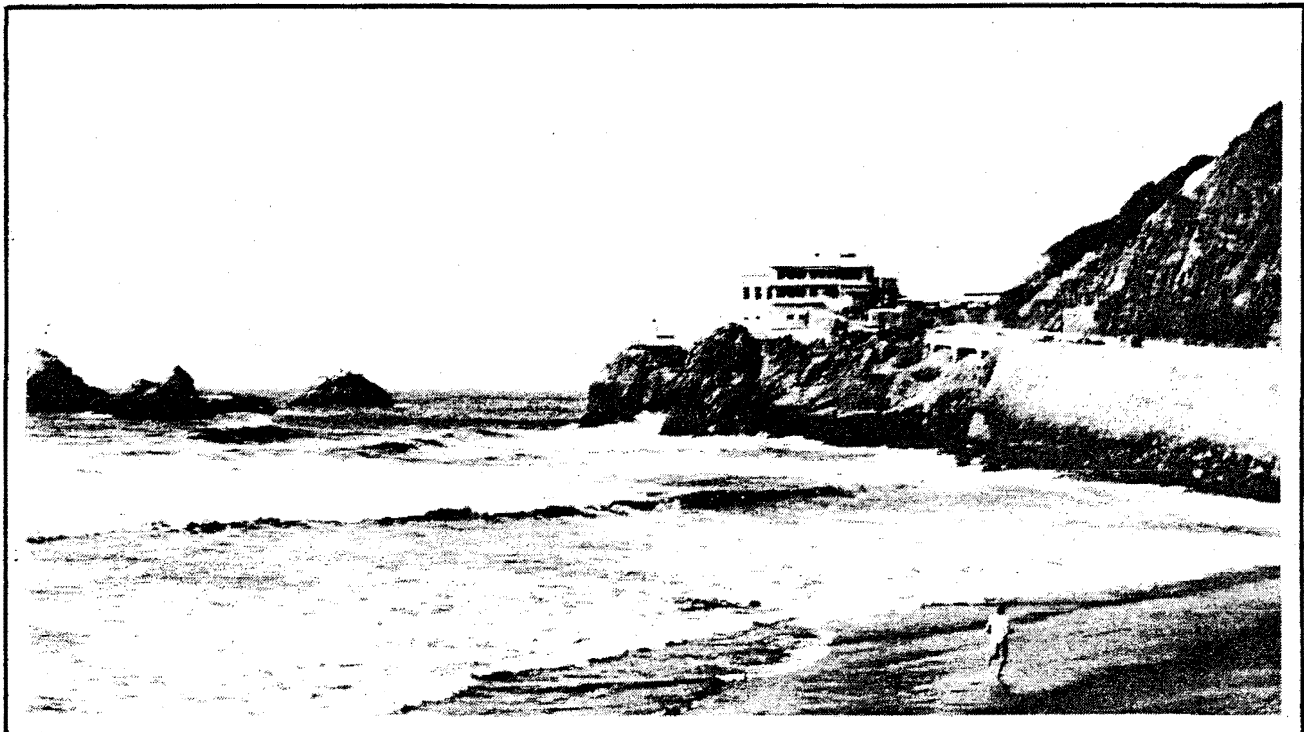
SAN FRANCISCO COASTAL ZONE AREA

I. INTRODUCTION

The conservation of the California coast has always been of interest and concern to San Francisco. From the early years of the city's history, the coastal beach and cliff areas have been an important recreational and natural resource to the people of San Francisco and the Bay Area. There has always been an intense interest among the city's citizens in maintaining the area for the use and enjoyment of the public. This position was underscored by the enthusiastic participation of the City in establishing the Golden Gate National Recreation Area and the overwhelming voter support for Proposition 20 in 1972 which led to the passage of the Coastal Act of 1976. Pursuant to that act San Francisco prepared a Local Coastal Program adopted by the City Planning Commission, and the Board of Supervisors, and certified by the California Coastal Commission on April 26, 1984.

The City Planning Commission is responsible for adopting and maintaining a comprehensive long-term general plan for future development of the City and County of San Francisco known as the Master Plan. The Plan is divided into a number of functional elements, including Urban Design, Residence, Recreation and Open Space, Commerce and Industry, Environmental Protection, Transportation, and a number of subarea plans, including the Civic Center Plan, Northeastern Waterfront Plan and the Central Waterfront Plan.

The policies of the Local Coastal Program, together with the addition of summary objectives to the various section headings to make it compatible with other area plans, are being incorporated in the City's Master Plan, as an area plan under the title Western Shoreline Plan.

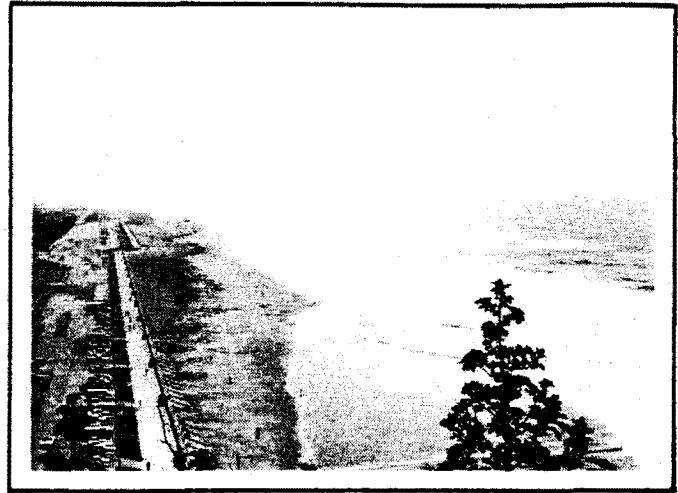


II. WESTERN SHORELINE PLAN

The San Francisco Coastal Zone extends approximately 6 miles along the western shoreline from the Fort Funston cliff area in the south to the Point Lobos recreational area in the north. The south end of the Coastal Zone includes the Lake Merced area, the Zoo, the Olympic Country Club, and the seashore and bluff area of Fort Funston. The Coastal Zone spans the Ocean Beach shoreline and includes Golden Gate Park west of Fortieth Avenue, the Great Highway corridor and the adjacent residential blocks in the Sunset and Richmond districts. The north end of the seashore includes the Cliff House and Sutro Baths area, Sutro Heights Park, and Point Lobos recreational area.

Most of the San Francisco western shoreline is publicly owned. Golden Gate Park, the Zoo, and Lake Merced contain 60% of the 1,771 acres which comprise the Coastal Zone area. Another 25% of the Coastal Zone is within the Golden Gate National Recreation Area (GGNRA). Only 14% of the land is privately owned, and 9% of this land is within the Olympic Country Club area. The remainder 5% is private residential and commercial property which fronts or lies in close proximity to the seashore.

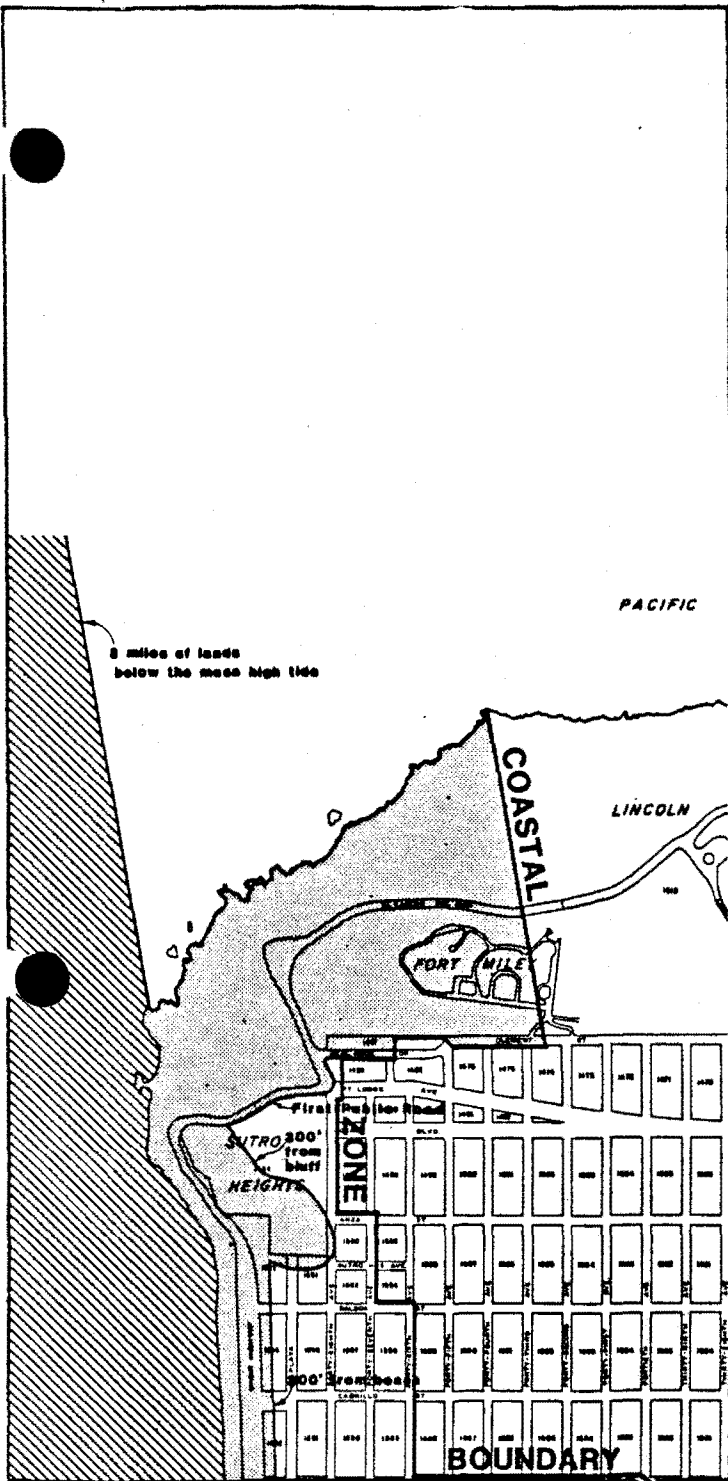
The Coastal Zone is the area shown on maps 1, 2, and 3 on Pages 3 and 4.



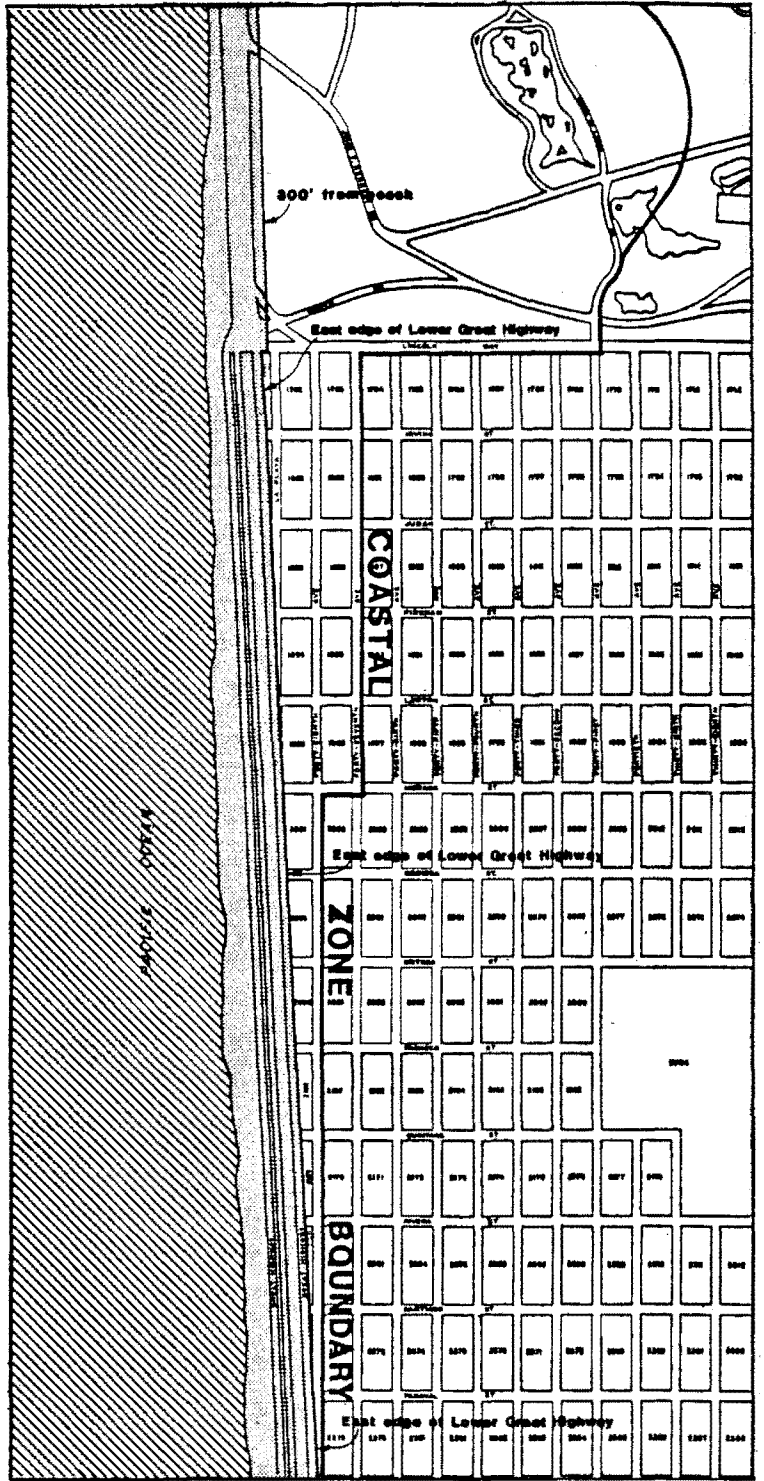
The area covered by the Western Shoreline Plan is divided into ten subareas as listed below and shown on Map 4 and Page 5.

- . The Great Highway
- . Golden Gate Park
- . The Zoo
- . Lake Merced
- . Ocean Beach
- . Sutro Heights Park
- . Cliff House - Sutro Baths
- . Fort Funston
- . Olympic Country Club
- . Richmond and Sunset
Residential Neighborhoods

The Plan consists of transportation policies for the entire Coastal Zone and of specific policies relating to the ten subareas.






MAP 1



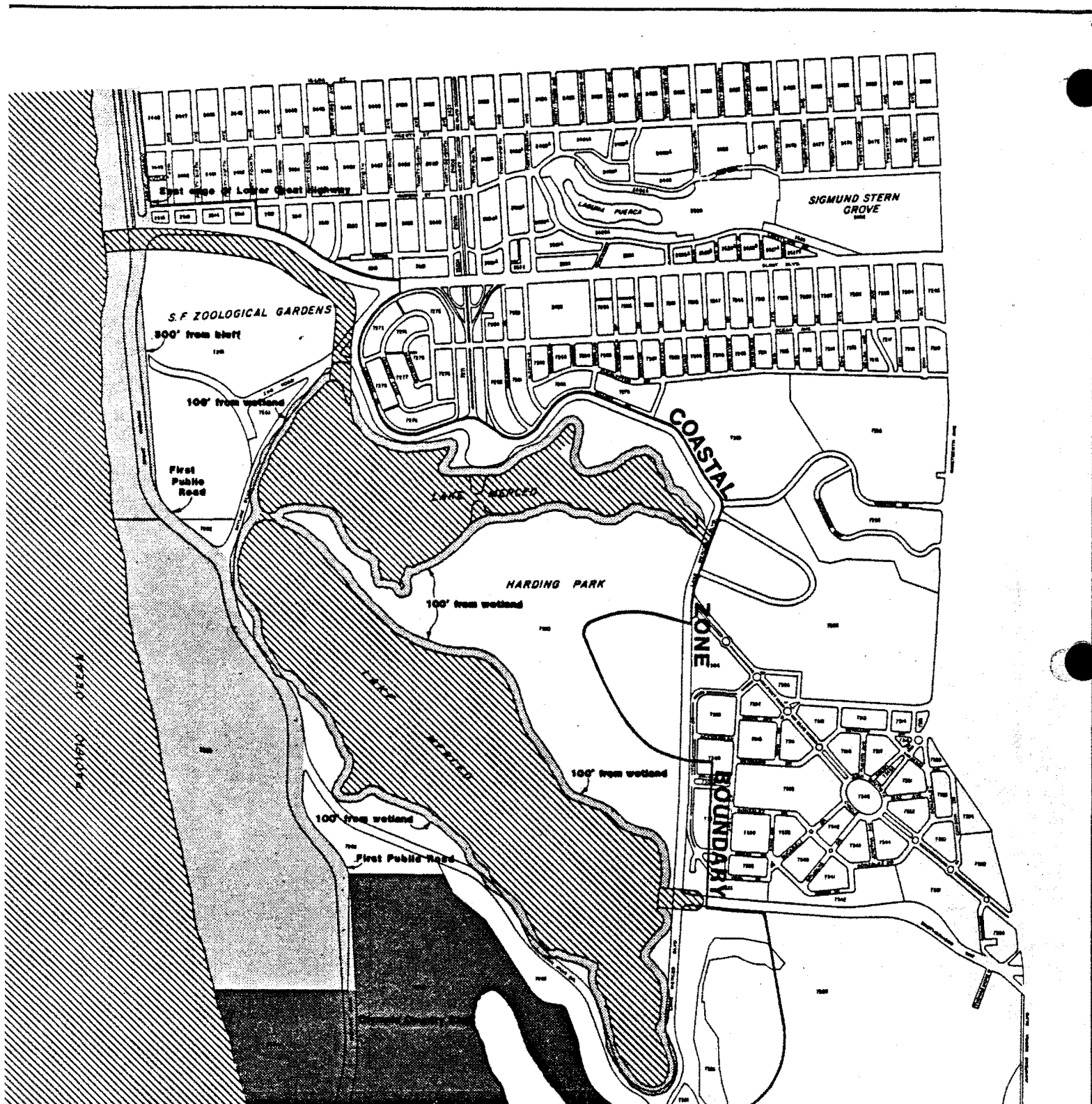
MAP 2

COASTAL ZONE AREA

-  Local Coastal Zone Permit Area
-  Area appealable to the California Coastal Commission*
-  Jurisdiction retained by the California Coastal Commission







* If a parcel is bisected by the appeal area boundary, only that portion of the parcel within the appeal area is subject to appeal to the California Coastal Commission.

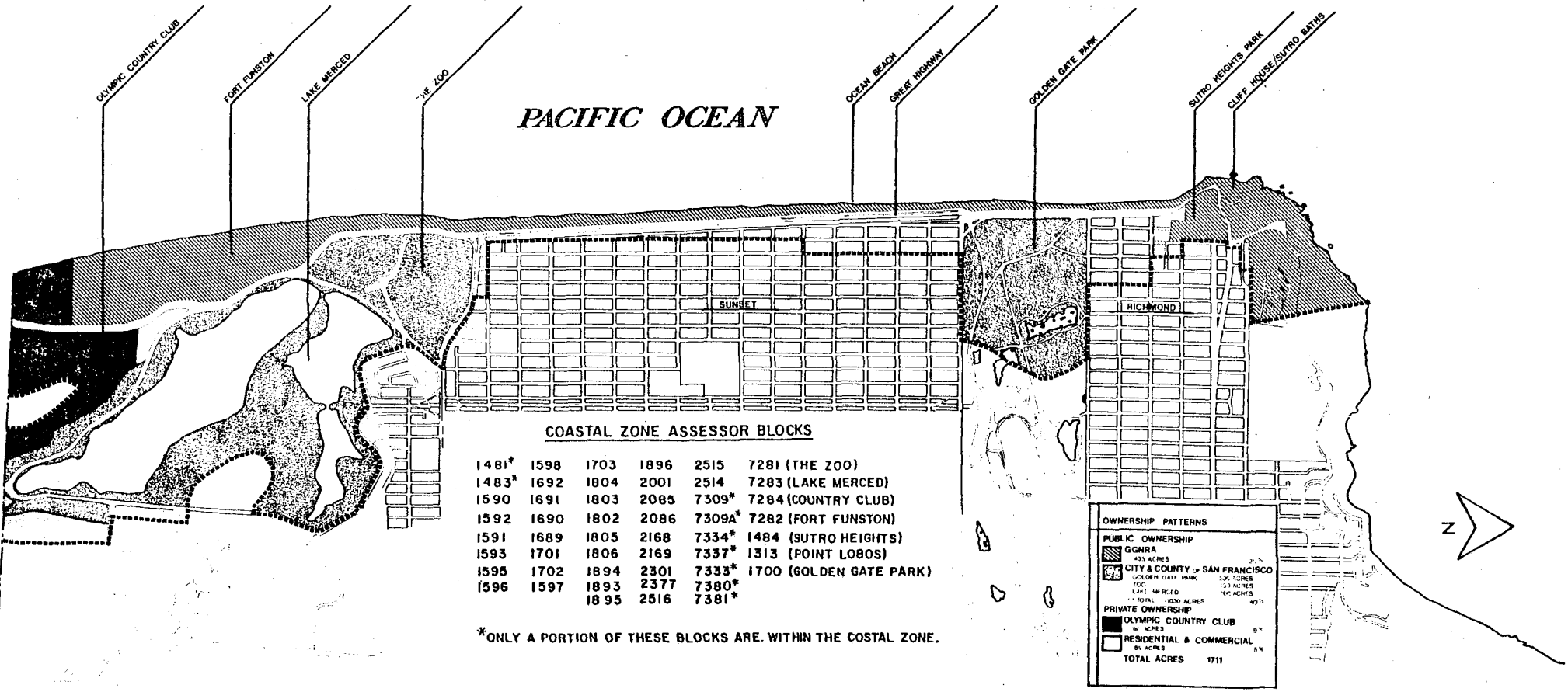


MAP 3

COASTAL ZONE AREA

-  Local Coastal Zone Permit Area
-  Area appealable to the California Coastal Commission
-  Jurisdiction retained by the California Coastal Commission
-  Segmentation of Olympic Country Club Area by the California Coastal Commission





WESTERN SHORELINE PLAN

MAP 4

TRANSPORTATION

OBJECTIVE 1: IMPROVE PUBLIC TRANSIT ACCESS TO THE COAST.

Policy 1: Improve crosstown public transit connections to the coastal area, specifically Ocean Beach, the Zoo and the Cliff House.

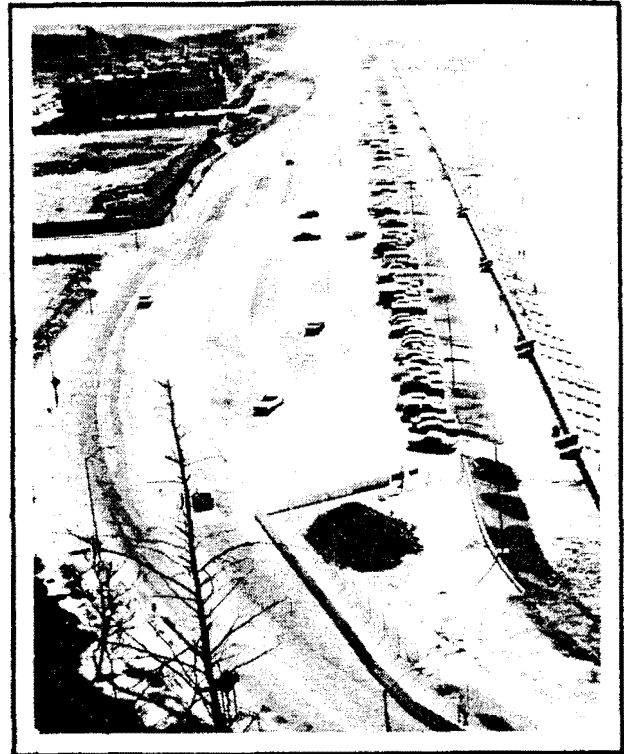
Policy 2: Provide transit connections amongst the important coastal recreational destinations.

Policy 3: Connect local transit routes with regional transit, including BART, Golden Gate Transit, and the Golden Gate National Recreation Transit.

Policy 4: Provide incentives for transit usage.

Policy 5: Consolidate the Municipal Railway turnaround at the former Playland-at-the-Beach site.

Policy 6: Provide transit shelters at the beach for transit patrons.



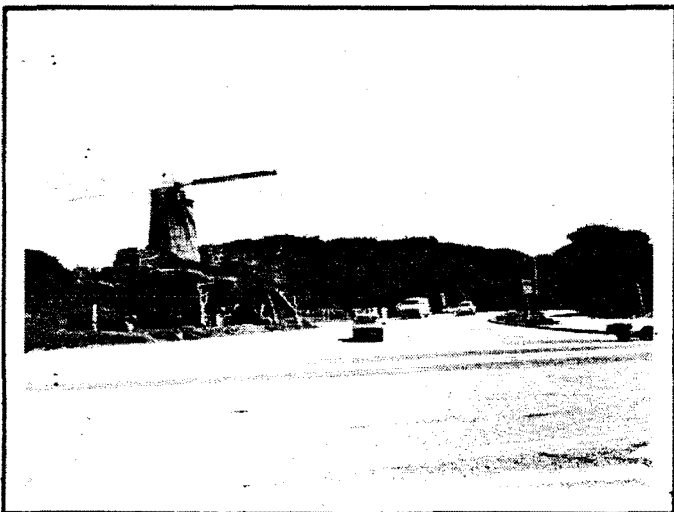
THE GREAT HIGHWAY

OBJECTIVE 2: REDESIGN THE GREAT HIGHWAY TO ENHANCE ITS SCENIC QUALITIES AND RECREATIONAL USE.

Policy 1: Develop the entire Great Highway right-of-way into a smooth recreational drive through a park area. Emphasize slow pleasure traffic and safe pedestrian access to beach.

Policy 2: Construct a sewage transport under the present alignment of the Great Highway south of Fulton Street and replace the Great Highway as a four lane straight highway with recreational trails for bicycle, pedestrian, landscaping, and parking.

Policy 3: Create a landscaped recreational corridor adjacent to the construction at the former Playland-at-the-Beach site to provide a link between Golden Gate park and Sutro Heights park.



Policy 4: Provide for a continuation of the bicycle trail by an exclusive bicycle lane on public streets between the Great Highway and Point Lobos.

Policy 5: Improve views for vehicular traffic by elevating the northbound lanes of the Great Highway above the southbound lanes whenever possible.

Policy 6: Improve public access to Ocean Beach from Golden Gate Park by providing a landscaped bridge over vehicular underpass, if funds are not available improve public access by providing grade crossings with signals, walkways, lighting and landscaping.

Policy 7: Locate parking for users of Ocean Beach and other coastal recreational areas so that the Great Highway need not be crossed. Design parking to afford maximum protection to the dune ecosystem.

Policy 8: Provide permanent parking for normal use required by beach users in the Great Highway corridor (taking into account the increased accessibility by transit); provide multiple use areas which could be used for parking at peak times, but could be used for recreational uses when not needed for parking.

Policy 9: Improve pedestrian safety by providing clearly marked crossings and installing signalization.

Policy 10: Enhance personal safety by lighting any parking areas, underpasses, overpasses, and at grade crossing.

Policy 11: Improve public access to Ocean Beach south of Lincoln Avenue by providing grade crossing with signals and walkways at every other block.

GOLDEN GATE PARK

OBJECTIVE 3: ENHANCE THE RECREATIONAL CONNECTION BETWEEN GOLDEN GATE PARK AND THE BEACH FRONTAGE.

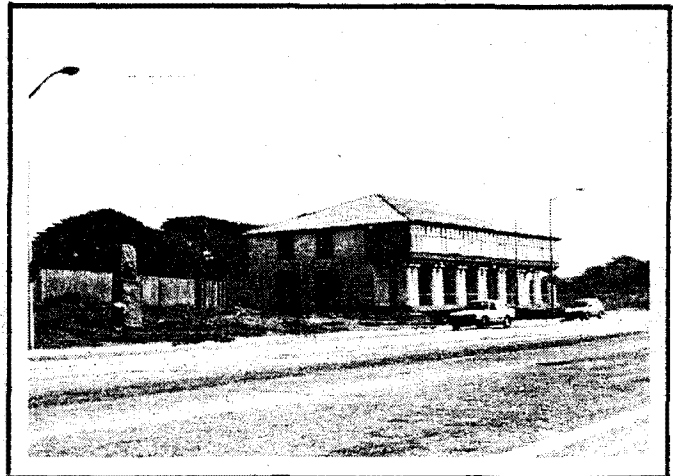
Policy 1: Strengthen the visual and physical connection between the park and beach. Emphasize the naturalistic landscape qualities of the western end of the park for visitor use. When possible eliminate the Richmond-Sunset sewer treatment facilities.

Policy 2: Continue to implement a long-term reforestation program at the western portion of the park.

Policy 3: Develop and periodically revise a Master Plan for Golden Gate Park to include specific policies for the maintenance and improvement of recreational access in the western portion of the park.

Policy 4: Rehabilitate the Beach Chalet for increased visitor use.

Policy 5: Simplify the intersection of the Great Highway and South Drive to improve pedestrian safety and to discourage commuter traffic from going through the park.





THE ZOO

OBJECTIVE 4: IMPROVE THE QUALITY OF THE ZOO AND ITS RELATIONSHIP TO THE COASTAL ZONE RECREATIONAL SYSTEM.

Policy 1: Maintain the landscaped park-like atmosphere of the Zoo.

Policy 2: Enhance visitor interest in the Zoo by pursuing a specific Zoo Master Plan for modernization and improvement of Zoo facilities and enhancement of the animal collection.

Policy 3: Allow location of a sewage treatment plant and a pump station to serve the western area of San Francisco on Zoo property. Locate and design the facilities to maximize their joint use by the Zoo.

Policy 4: Expand the existing Zoo area west toward the Great Highway and south toward Skyline Boulevard.

Policy 5: Provide a wind berm along the Great Highway for protection and public viewing of Ocean Beach and the Pacific Ocean.

Policy 6: Enhance the entrance to the Zoo by providing visitor amenities at the northwest corner.

Policy 7: Provide parking near the entrance to the Zoo for those visitors who cannot reasonably use public transportation.

Policy 8: Provide for the reasonable expansion of the Recreation Center for the Handicapped for recreation purposes. Accommodate that expansion in a way that will not inhibit the development of either the Zoo or the treatment plant.



LAKE MERCED

OBJECTIVE 5: PRESERVE THE RECREATIONAL AND NATURAL HABITAT OF LAKE MERCED.

Policy 1: Preserve in a safe, attractive and usable condition the recreational facilities, passive activities, playgrounds and vistas of Lake Merced area for the enjoyment of citizens and visitors to the city.

Policy 2: Maintain in usable condition the existing bicycle, bridle, pedestrian and jogging paths around the lake.

Policy 3: Allow only those activities in Lake Merced area which will not threaten the quality of the water as a standby reservoir for emergency use.

Policy 4: As it becomes obsolete, replace the police pistol range on the southerly side of South Lake with recreational facilities.



OCEAN BEACH

OBJECTIVE 6: MAINTAIN AND ENHANCE THE RECREATIONAL USE OF SAN FRANCISCO'S OCEAN BEACH SHORELINE.



Policy 1: Continue Ocean Beach as a natural beach area for public recreation.

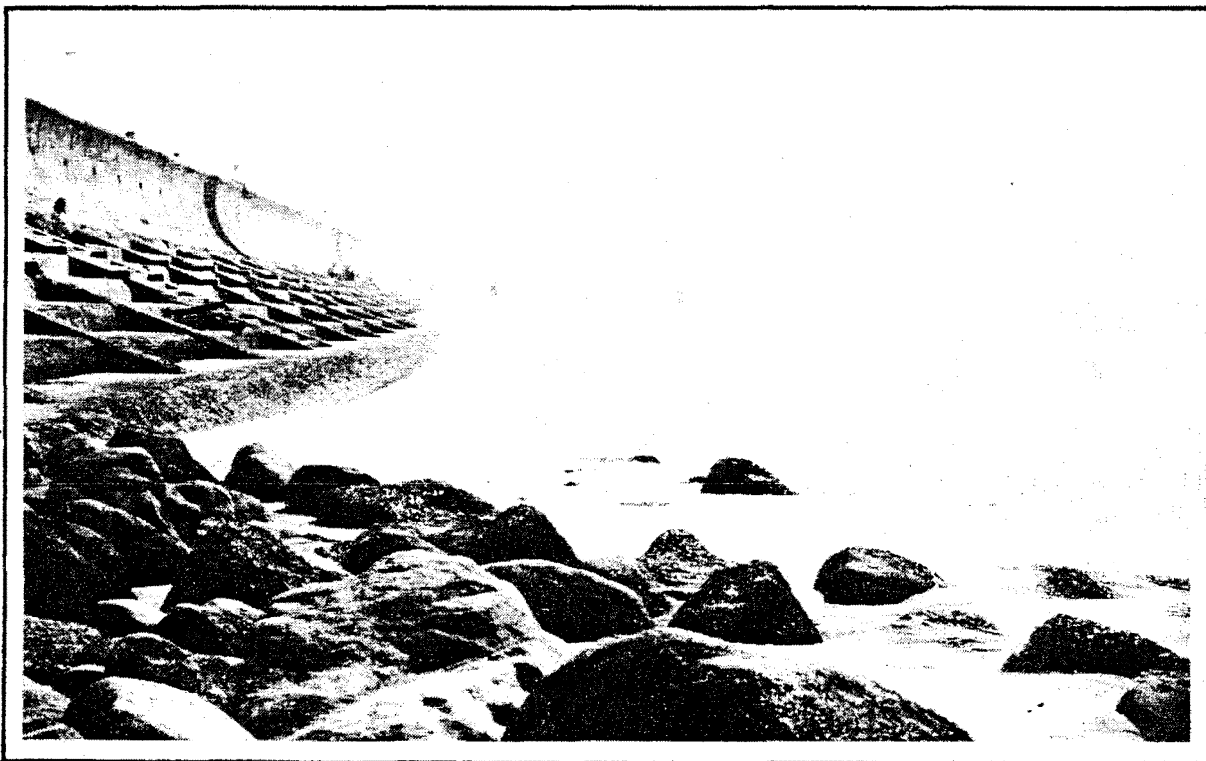
Policy 2: Improve and stabilize the sand dunes where necessary with natural materials to control erosion.

Policy 3: Keep the natural appearance of the beach and maximize its usefulness by maintaining the beach in a state free of litter and debris.

Policy 4: Maintain and improve the physical condition and appearance of the Esplanade between Lincoln Way and the Cliff House.

Policy 5: Enhance the enjoyment of visitors to Ocean Beach by providing convenient visitor-oriented services, including take-out food facilities.

Policy 6: Extend the seawall promenade south to Sloat Boulevard as funds become available.



SUTRO HEIGHTS PARK

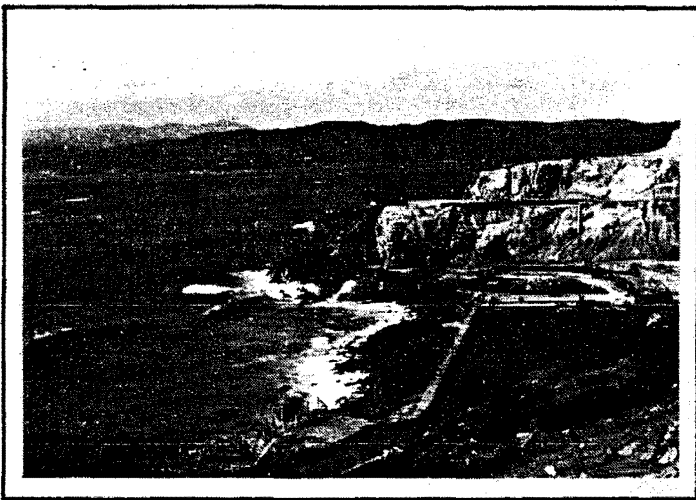
OBJECTIVE 7: PRESERVE AND RESTORE SUTRO HEIGHTS PARK.

Policy 1: Continue the use of Sutro Heights Park as a park, preserve its natural features, and retain its quiet neighborhood orientation.

Policy 2: Restore elements of the historic garden and landscaping and include minor interpretive displays and seating areas.

Policy 3: Improve access between Golden Gate Park and Sutro Heights Park by providing a new trail system up the south slope of Sutro Heights Park within the La Playa Street right-of-way for equestrians, pedestrians and joggers.

Policy 4: Protect the natural bluffs below Sutro Heights Park. Keep the hillside undeveloped in order to protect the hilltop landform, and maintain views to and from the park. Acquire the former Playland-at-the-Beach site north of Balboa if funds become available.



CLIFF HOUSE - SUTRO BATHS

OBJECTIVE 8: MAINTAIN THE VISITOR ATTRACTIVENESS OF THE CLIFF HOUSE AND SUTRO BATH COMPLEX.

Policy 1: Develop the Cliff House/Sutro Bath area as a nature-oriented shoreline park. Permit limited commercial-recreation uses if public ownership is retained and if development is carefully controlled to preserve the natural characteristics of the site.

Policy 2: Restore the Cliff House to its 1909 appearance or, if financially feasible, to an accurate replica of the original 1890 structure.

Policy 3: Insure hiker safety by providing a clearly marked and well maintained pathway system.

Policy 4: Redesign parking and vehicular circulation in the area to relieve congestion and provide for the safety of pedestrians crossing Point Lobos.

Policy 5: To increase visitor enjoyment, mitigate the noise and air pollution caused by tour buses by relocating bus waiting areas.

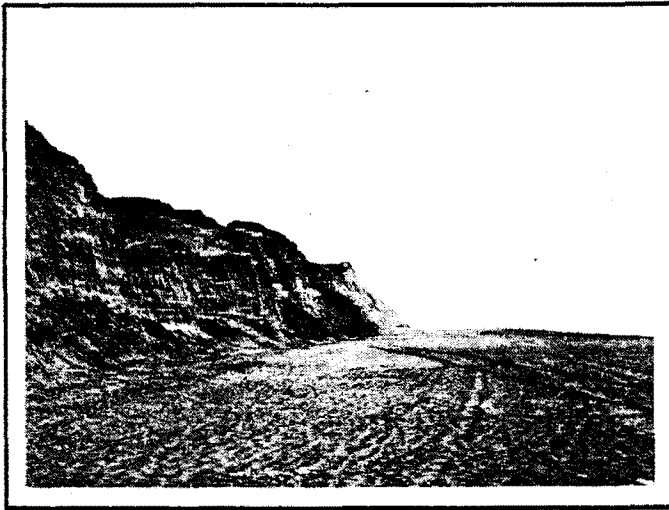
OLYMPIC COUNTRY CLUB

OBJECTIVE 10: RETAIN THE OPEN SPACE QUALITY OF THE OLYMPIC COUNTRY CLUB AREA.

Policy 1: If the private golf course use is discontinued, acquire the area for public recreation and open space, if feasible.

Policy 2: Maintain the existing public easement along the beach. Encourage the granting of an additional easement by the Olympic Country Club to the National Park Service for public use and maintenance of the sensitive bluff area west of Skyline Boulevard as part of the Golden Gate National Recreation Area.

Policy 3: Protect the stability of the westerly bluffs by consolidating the informal trails along the bluff area into a formal trail system which would be clearly marked. Coordinate the lateral trail system along the bluff with the San Mateo trail system south of the San Francisco boundary.

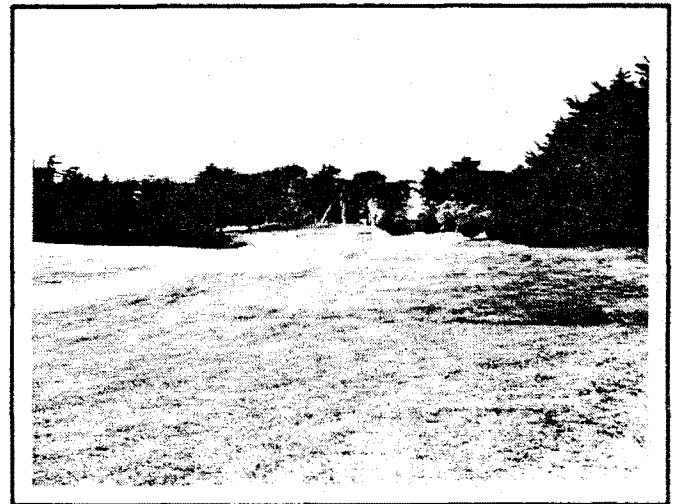


FORT FUNSTON

OBJECTIVE 9: CONSERVE THE NATURAL CLIFF ENVIRONMENT ALONG FORT FUNSTON.

Policy 1: Maximize the natural qualities of Fort Funston. Conserve the ecology of entire Fort and develop recreational uses which will have only minimal effect on the natural environment.

Policy 2: Permit hanggliding but regulate it so that it does not significantly conflict with other recreational and more passive uses and does not impact the natural quality of the area.



RICHMOND AND SUNSET
RESIDENTIAL NEIGHBORHOODS

OBJECTIVE 11: PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

Policy 1: Preserve the scale and character of existing residential neighborhoods by setting allowable densities at the density generally prevailing in the area and regulating new development so its appearance is compatible with adjacent buildings.

Policy 2: Develop the former Playland-at-the-Beach site as a moderate density residential apartment development with neighborhood commercial uses to serve the residential community and, to a limited extent, visitors to the Golden Gate National Recreation Area.

Policy 3: Continue the enforcement of citywide housing policies, ordinances and standards regarding the provision of safe and convenient housing to

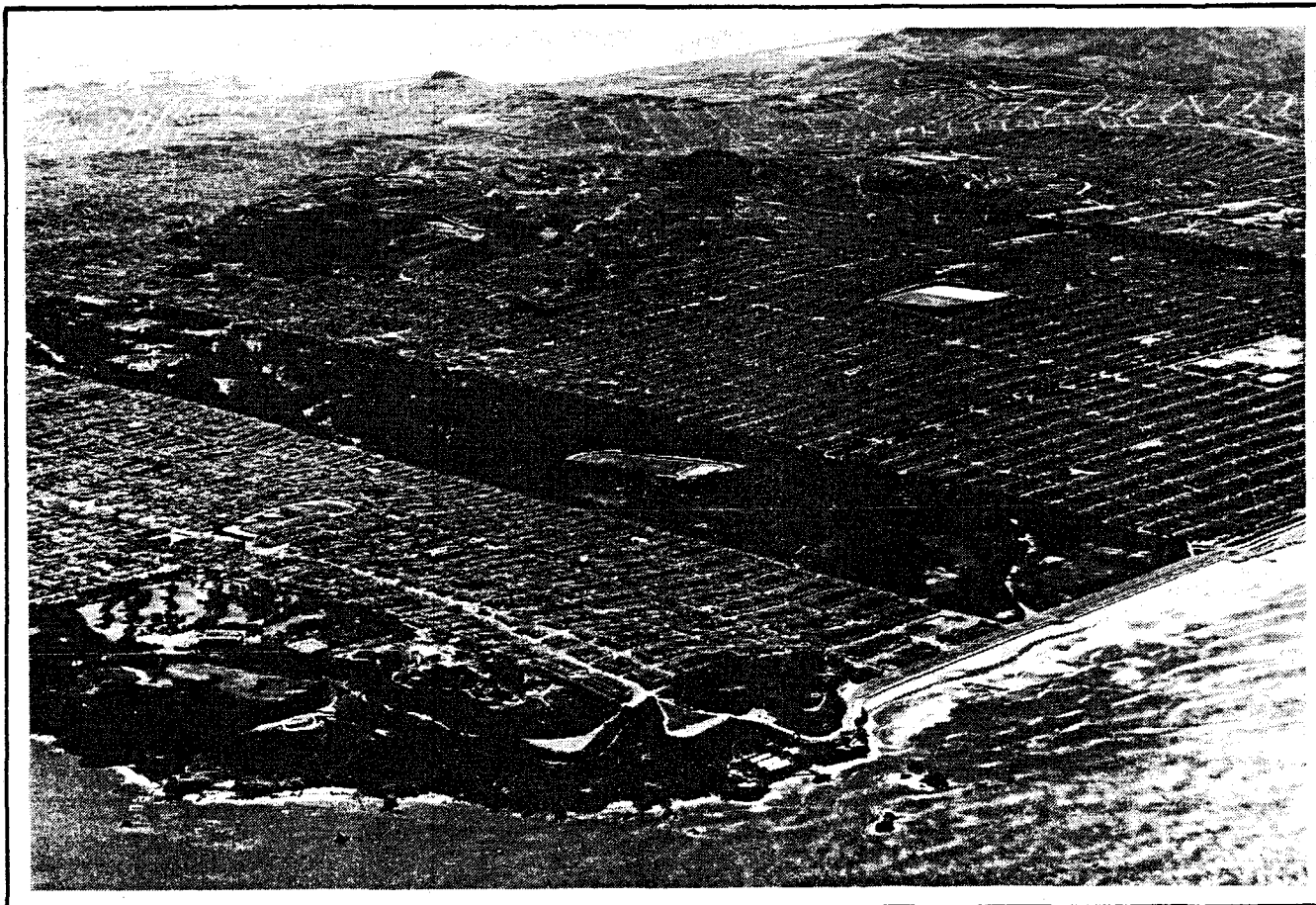
residents of all income levels, especially low- and moderate-income people.

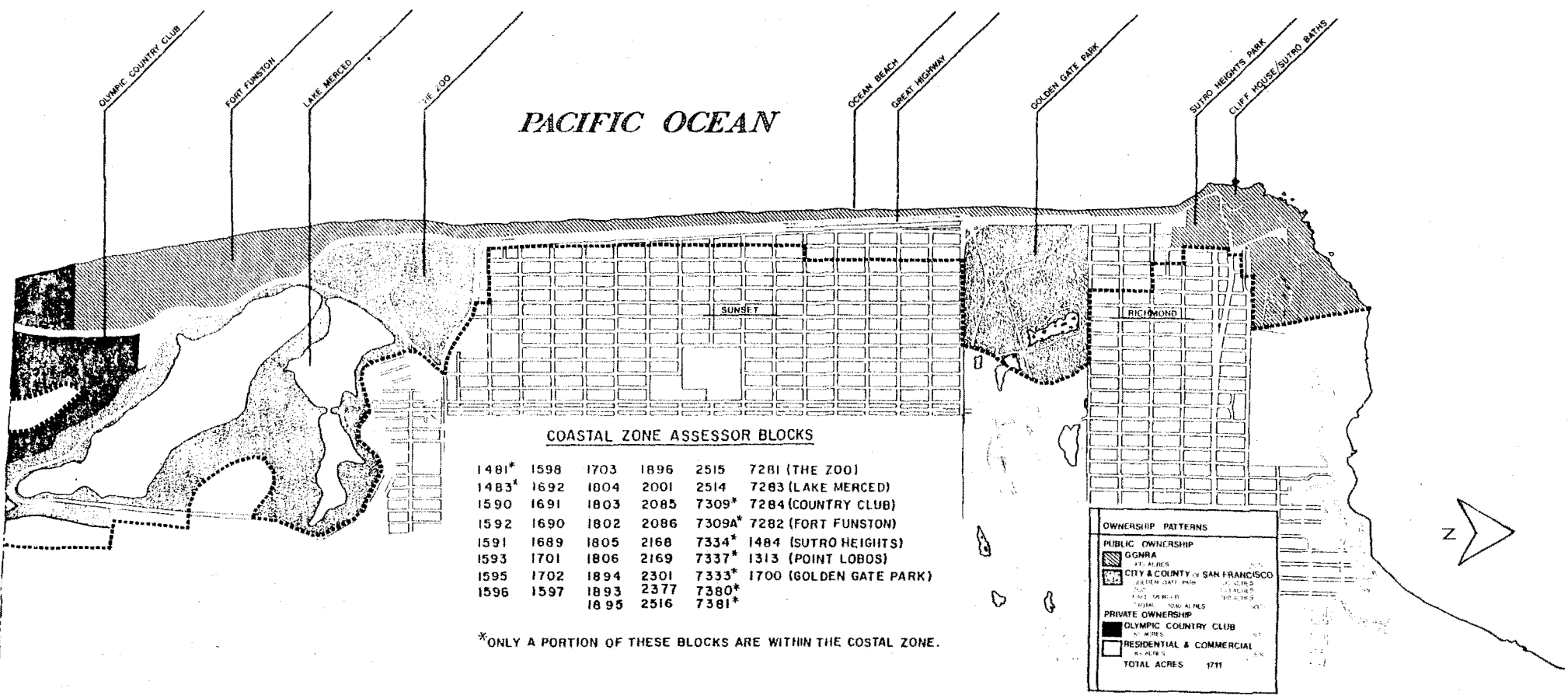
Policy 4: Strive to increase the amount of housing units citywide, especially units for low- and moderate-income people.

Policy 5: Work with federal and state funding agencies to acquire subsidy assistance for private developers for the provision of low- and moderate-income units.

Policy 6: Protect the neighborhood environment of the Richmond and Sunset residential areas from the traffic and visitor impacts from the public using adjacent recreation and open space areas.

Policy 7: Maintain a community business district along Sloat Boulevard within the Coastal Zone to provide goods and services to residents of the outer Sunset and visitors to the Zoo and Ocean Beach.





PACIFIC OCEAN

COASTAL ZONE ASSESSOR BLOCKS

1481*	1598	1703	1896	2515	7281	(THE ZOO)
1483*	1692	1004	2001	2514	7283	(LAKE MERCED)
1590	1691	1803	2085	7309*	7284	(COUNTRY CLUB)
1592	1690	1802	2086	7309A*	7282	(FORT FUNSTON)
1591	1689	1805	2168	7334*	1484	(SUTRO HEIGHTS)
1593	1701	1806	2169	7337*	1313	(POINT LOBOS)
1595	1702	1894	2301	7333*	1700	(GOLDEN GATE PARK)
1596	1597	1893	2377	7380*		
		1895	2516	7381*		

*ONLY A PORTION OF THESE BLOCKS ARE WITHIN THE COSTAL ZONE.

OWNERSHIP PATTERNS

PUBLIC OWNERSHIP

- GGNRA
- CITY & COUNTY OF SAN FRANCISCO

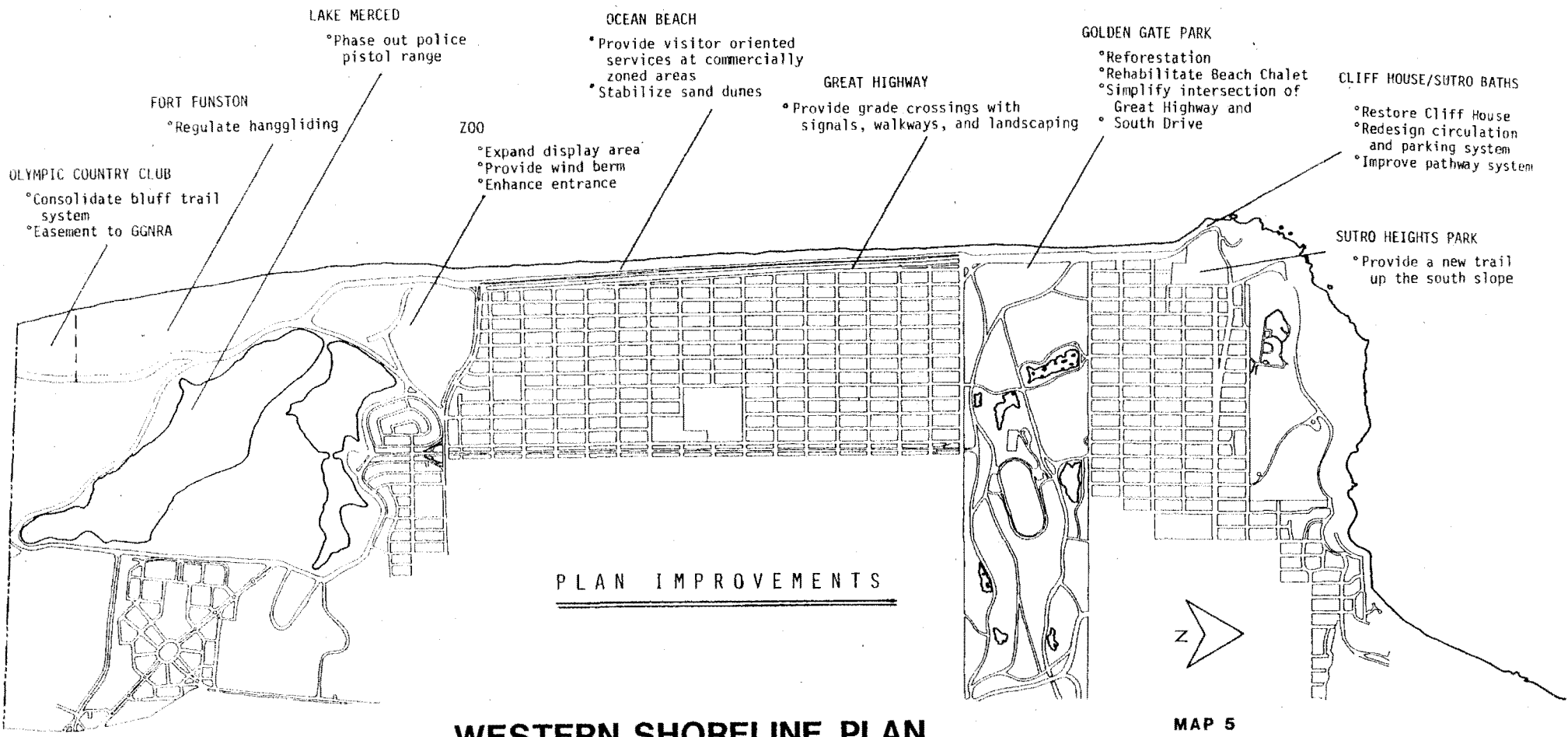
PRIVATE OWNERSHIP

- OLYMPIC COUNTRY CLUB
- RESIDENTIAL & COMMERCIAL

TOTAL ACRES 1711

WESTERN SHORELINE PLAN

MAP 4



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Special thanks to the planners who worked on this project and have since left the Department: Marje Zeller who prepared the original Local Coastal Program Report, Alvin James who supervised the implementation component, and Robert Feldman who reviewed the Coastal Zone Permit Review Procedures.

Special thanks as well to California Coastal Commission staff Steve School, Edward Bielski and Gary Holloway, and Richard G. Rayburn, North Coast District Director.

2018 Amendments to the Western Shoreline Area Plan

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**ADOPTED****Th9a**

Prepared April 20, 2018 for the May 10, 2018 Hearing

To: Commissioners and Interested Persons

From: Jeannine Manna, District Manager
Stephanie Rexing, District Supervisor
Patrick Foster, Coastal Planner

Subject: San Francisco LCP Amendment Number LCP-2-SNF-18-0028-1 (Western Shoreline Area Plan)

SUMMARY OF STAFF RECOMMENDATION

The City and County of San Francisco (“the City”) proposes to amend its Local Coastal Program (LCP) Land Use Plan (LUP), also referred to as the Western Shoreline Area Plan, by adding new policies related to coastal hazards. The proposed amendment primarily addresses erosion, flooding, and sea level rise along the Ocean Beach shoreline in San Francisco’s coastal zone and transforms some of the broad visions on these points developed through the Ocean Beach Master Plan planning process¹ into a set of LCP policies that provide direction at a similarly broad level of detail. The proposed amendment requires the City to develop and implement proactive adaptation measures applicable to the most severe areas of erosion south of Sloat Boulevard, including managed retreat and beach nourishment, and outlines a framework for the development of future adaptation measures along the entire shoreline based upon best available science. In that sense, the proposed amendment text is primarily a statement of the City’s overall intentions, and a precursor to further LCP work. At the same time, the amendment includes several requirements applicable to the review of development proposed in potentially hazardous areas. As a whole, the amendment provides objectives and policies designed to help preserve, enhance and restore the Ocean Beach shoreline in light of the significant resources present there, including those related to public access, scenic quality, natural resources, and critical public infrastructure.

The proposed amendment is the outcome of an LCP Local Assistance Grant Award received by the City from the Commission and the State Ocean Protection Council in November 2014, and

¹ The Ocean Beach Master Plan (SPUR, 2012) is a collaborative document that represents the cooperation and involvement of the City/County of San Francisco and a host of federal, state, and local agencies, as well as community stakeholders in an 18-month planning process. The Plan presents recommendations for the management and protection of San Francisco’s Ocean Beach, addressing seven focus areas related to land use in San Francisco’s coastal zone: ecology, utility infrastructure, coastal dynamics, image and character, program and activities, access and connectivity, and management and stewardship.

the proposed policy language has been developed in close coordination with Commission staff, local stakeholders and the public. It is also the City's first attempt at an LCP amendment since the LCP was originally certified in 1986. Given that the original LCP lacks specificity on a range of coastal issues, including issues that have become more pronounced in over three decades since certification, Commission staff have discussed the need for a full LCP update with the City, including one that could transform the conclusions and recommendations of the full Ocean Beach Master Plan into LCP policies. To be clear, however, this amendment is not that update. Rather, it should be considered a first step, and one that is focused on at least providing a baseline of LCP policy language designed to address some of the most pressing issues facing the San Francisco shoreline, which will ultimately lead to the City's long-term goal of a more comprehensive LCP update to respond to changes in circumstances and understandings since original LCP preparation and adoption in the 1980s.

Staff believes that the proposed amendment can be found consistent with the coastal resource policies of Chapter 3 of the Coastal Act, and that it reflects the recommendations of the Commission's 2015 Sea Level Rise Policy Guidance. Indeed, some of the proposed policies codify Coastal Act language directly, including permitting requirements related to armoring and new development in the coastal zone. For example, the proposed text explicitly recognizes the threat posed by coastal hazards and the need to identify appropriate siting out of harm's way, while ensuring that armoring is avoided wherever feasible and that it be accompanied by appropriate mitigation when required to protect existing structures in danger from erosion. Also in line with the Coastal Act's mandate to protect coastal resources, and in light of the fact that the San Francisco shoreline is entirely publicly owned and entirely fronted by public development and infrastructure, the amendment discourages new development in areas subject to an increased risk of coastal hazards by limiting new public development in the Ocean Beach area to that which is required to serve public recreational access or public trust needs, cannot be feasibly sited in an alternative area that avoids current and future hazards, will not require new or expanded shoreline armoring, and will not contribute to bluff instability.

In short, the proposed amendment represents a first step towards a more comprehensive LCP update, and ensures that the City's LCP includes appropriate coastal hazards-related objectives and policies in the interim. No changes to the existing LUP or IP policies and procedures are proposed, so existing policies pertaining to other issues (e.g., coastal access, public recreation, transportation, land use, and habitat protection) remain entirely intact. The proposed text strengthens the LCP, is the result of a healthy collaboration between City and Commission staff, and staff recommends that the Commission approve the amendment as submitted. The motion and resolution are found on page 4 below.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on March 30, 2018. It amends the LUP only, and thus the 90-day action deadline is June 30, 2018 (pursuant to Coastal Act Sections 30512 and 30514(b)). Therefore, unless the Commission extends the action deadline (it may be extended by up to one year per Coastal Act Section 30517), the Commission has until June 30, 2018 to take a final action on this LCP amendment.

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APPENDICES

Appendix A – Substantive File Documents

Appendix B – Staff Contact with Agencies and Groups

EXHIBITS

Exhibit 1 – City of San Francisco’s Proposed LCP Amendment

I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, approve the proposed LCP Land Use Plan (LUP) amendment as submitted. This amendment applies to the LUP only, so the Commission needs to make only a single motion in order to act on this recommendation. Thus, staff recommends a **YES** vote on the motion below. Passage of the motion will result in the certification of the LUP amendment as submitted and adoption of the following resolution and findings. The motion passes only upon an affirmative vote of the majority of the appointed Commissioners.

Motion: *I move that the Commission certify Land Use Plan Amendment LCP-2-SNF-18-0028-1 as submitted by the City and County of San Francisco, and I recommend a yes vote.*

Resolution: *The Commission hereby certifies Land Use Plan Amendment LCP-2-SNF-18-0028-1 as submitted by the City and County of San Francisco and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.*

II. FINDINGS AND DECLARATIONS

A. BACKGROUND

The City and County of San Francisco prepared its Local Coastal Program (LCP), comprised of the Western Shoreline Area Plan and implementing policies of the City's Planning Code, in the early 1980s, and the City's LCP was originally certified by the Coastal Commission on March 14, 1986. There have been no amendments since that time, and thus this current amendment is the City's first attempt at modifying the LCP since it was certified over three decades ago.

In light of issues related to coastal hazards, including as informed by Commission CDP decisions in the late 2000s, the City began to explore options for a planning framework to address erosion and coastal access along the shoreline through the Ocean Beach Task Force and the Ocean Beach Vision Council, culminating in 2012 with the completion of the Ocean Beach Master Plan, prepared by the San Francisco Planning and Urban Research Association (SPUR), an urban planning nonprofit organization. The Ocean Beach Master Plan represents the cooperation and involvement of the City and the Coastal Commission, among other federal, state, and local agencies, as well as community stakeholders in an 18-month planning process addressing seven focus areas: ecology, utility infrastructure, coastal dynamics, image and character, program and activities, access and connectivity, and management and stewardship. In November of 2014, the City was awarded a LCP Local Assistance Grant Award from the Commission to amend its LCP in accordance with the Coastal Act to both better address and account for erosion and sea level rise, as well as to convert the vision presented in the Ocean Beach Master Plan into actionable LCP policies.

The proposed LCP amendment would lay the foundation for implementation of some of the recommendations of the Ocean Beach Master Plan, including those related to the stated goals of addressing sea level rise, protecting infrastructure, restoring coastal ecosystems and improving public access. Specifically, the proposed amendment requires the City to develop and implement proactive adaptation measures applicable to the most severe areas of erosion south of Sloat Boulevard, including managed retreat and beach nourishment, and outlines a framework for the development of future adaptation measures along the entire shoreline based upon best available science. In that sense, the proposed amendment text is primarily a statement of the City's broad intentions, and a precursor to further LCP work. At the same time, the amendment includes several requirements applicable to the review of development proposed in potentially hazardous areas. Overall, the amendment provides objectives and policies designed to help preserve, enhance and restore the Ocean Beach shoreline in light of the significant resources present there, including those related to public access, scenic quality, natural resources, and critical public infrastructure.

Work conducted by the City under the LCP Assistance Grant included a public and agency involvement strategy consisting of regular meetings with an Interagency Advisory Committee, the Ocean Beach Community Advisory Committee, and the general public, to solicit input and address questions or concerns. Existing data and analyses on coastal vulnerability and the potential impacts of sea level rise to the City's coastal zone were integrated to provide a baseline understanding of current and future risk to inform development of LCP policies. Coastal Commission staff worked closely with City staff and stakeholders throughout the grant term,

participating in the public and interagency meetings, as well as individual meetings with City staff, to ensure that LCP policy language reflects the objectives of the Coastal Act and recommendations in the Commission's Sea Level Rise Policy Guidance. The proposed policies are also best designed to fit the unique landscape of development in San Francisco's coastal zone where the immediate shoreline is entirely publicly owned and entirely fronted by public development and infrastructure, and thus presents a different set of challenges and objectives than those faced by other local governments, where much, if not most of the shoreline is fronted by private development and houses.

In addition, another unique fact set here is that the City's LCP has been untouched since it was originally certified in the 1980s. Given that the original LCP lacks specificity on a range of coastal issues, including issues that have become more pronounced in over three decades since certification, Commission staff have discussed the need for a full LCP update with the City, including one that could transform the conclusions and recommendations of the full Ocean Beach Master Plan into LCP policies. To be clear, however, this amendment is not that update. Rather, it should be considered a first step, and one that is focused on at least providing a baseline of LCP policy language designed to address some of the most pressing issues facing the San Francisco shoreline, which will ultimately lead to the City's long-term goal of a more comprehensive LCP update to respond to changes in circumstances and understandings since original LCP preparation and adoption in the 1980s.

B. DESCRIPTION OF PROPOSED LCP AMENDMENT

The proposed amendment will add a "Coastal Hazards" section to the existing LUP, comprised of an objective and policies that seek to address hazards unique to the coastal zone, including erosion, coastal flooding, and sea level rise. The amendment would transform some of the broad visions on these points developed through the Ocean Beach Master Plan planning process into a set of LCP policies that also provide direction at a similarly broad level of detail. The proposed amendment requires the City to develop and implement proactive adaptation measures applicable to the most severe areas of erosion south of Sloat Boulevard, including managed retreat and beach nourishment, and outlines a framework for the development of future adaptation measures along the entire shoreline based upon best available science. In that sense, the proposed amendment text is primarily a statement of the City's overall intentions, and a precursor to further LCP work. At the same time, the amendment includes several requirements applicable to review of development proposed in potentially hazardous areas. As a whole, the amendment provides objectives and policies designed to help preserve, enhance and restore the Ocean Beach shoreline in light of the significant resources present there, including those related to public access, scenic quality, natural resources, and critical public infrastructure.

The proposed amendment's overarching objective, which each of the six proposed policies is designed to implement, states:

Objective 12. Preserve, enhance, and restore the Ocean Beach shoreline while protecting public access, scenic quality, natural resources, critical public infrastructure, and existing development from coastal hazards.

Subsequently, each of the proposed policies is directed towards that broader vision. Specifically, LCP Policy 12.1 outlines specific managed retreat adaptation measures that the City will pursue in response to impacts from shoreline erosion and sea level rise between Sloat and Skyline Boulevards, including incremental removal of shoreline protection devices and other beach obstructions, relocation of public beach parking and restrooms to areas that will not require shoreline protective devices to ensure the safety of those structures, eventual closure of the Great Highway in the area, importation of sand for beach/dune restoration, extension of the coastal trail to Fort Funston and Lake Merced through construction of a multi-use pathway along the shoreline, and consideration of shoreline armoring to prevent damage to wastewater and stormwater infrastructure only when no feasible less environmentally damaging alternatives exist and subject to Coastal Act criteria in other proposed policies.

LCP Policy 12.2 provides an overarching framework for the City as they develop future adaptation measures for the entire shoreline. This policy directs the City to develop sea level rise adaptation measures using the best available science, including preparation of sea level rise vulnerability assessments, hazard maps, and related adaptation plans. The policy requires that such vulnerability assessments and maps be based on sea level rise projections for worst-case mid-century and worst case end-of-century sea level rise in combination with a 100-year storm event, and includes a scenario that does not rely on existing shoreline protection devices. According to this policy, adaptation plans must be designed to minimize coastal resource impacts and prioritize measures that preserve, enhance or restore sandy beach areas (e.g., nourishment, dune restoration, and managed retreat) over new or expanded shoreline armoring. Such plans must also consider a wide range of non-armoring alternatives, as well as the recommendations contained in the Ocean Beach Master Plan.

To further promote soft shoreline protection measures and maintain a sandy beach, LCP Policy 12.3 requires the City to pursue the development and implementation of a long-term beach nourishment program to preserve Ocean Beach as a public recreational resource and protect existing public infrastructure. The City is actively nourishing south Ocean Beach currently through the provisions of CDP 2-15-1357, and is exploring additional options and opportunities, specifically related to use of dredge spoils from the main Golden Gate Bridge channel dredging operations, that could significantly expand such efforts in the future.

Recognizing that sea level rise and erosion are expected to worsen over time, proposed LCP Policy 12.4 describes requirements to ensure that the Ocean Beach shoreline is developed in a responsible manner, including limiting new public development in the immediate shoreline area to that which is required to serve public recreational access and/or public trust needs only if certain criteria are met. The policy also requires that new development and substantial improvements to existing development be sited and designed to minimize risks to life and property, ensure stability and structural integrity, not contribute to geologic instability, and not require protective devices that would alter the natural bluff and shoreline landforms.

The proposed amendment also addresses the potential impacts of proposed shoreline armoring with a policy specifically entitled “Limit Shoreline Protective Devices” that provides stringent requirements for when such armoring may and may not be allowed. Specifically, LCP Policy 12.5 requires shoreline protection devices be avoided, allowing for them only where less

environmentally damaging alternatives are not feasible and where necessary to protect existing structures from a substantial risk of loss or major damage due to erosion. In addition, according to this proposed policy, new or expanded shoreline protection devices are discouraged to solely protect parking, restrooms, or other pedestrian or bicycle facilities. Further, LCP Policy 12.6 outlines measures to minimize impacts of otherwise allowable shoreline armoring, including a requirement that coastal permit applications for reconstruction, expansion, or replacement of existing shoreline protection devices include a re-assessment of the need for the device, the need for any repair or maintenance of the device, any additional required mitigation for unavoidable impacts to coastal resources, and the potential for removal or relocation based on changed conditions. In addition, the policy requires that such protective devices be designed and constructed to avoid, minimize and mitigate impacts to sand supply, sensitive habitat areas, the area's scenic qualities, and coastal access.

Thus, some of the proposed policies codify Coastal Act language directly, including permitting requirements related to armoring and new development in the coastal zone. For example, the proposed text explicitly recognizes the threat posed by coastal hazards and the need to identify appropriate siting out of harm's way, while ensuring that armoring is avoided wherever feasible and that it be accompanied by appropriate mitigation when required to protect existing structures in danger from erosion. Also in line with the Coastal Act's mandate to protect coastal resources, and in light of the fact that San Francisco's immediate shoreline is entirely publicly owned and entirely fronted by public development and infrastructure, the proposed policies discourage new development in areas subject to an increased risk of coastal hazards by limiting new public development in the Ocean Beach area to that which is required to serve public recreational access or public trust needs, cannot be feasibly sited in an alternative area that avoids current and future hazards, will not require a new or expanded shoreline armoring, and will not contribute to bluff instability.

In short, the proposed amendment represents a first step towards a more comprehensive LCP update, and ensures that the City's LCP includes appropriate coastal hazards-related objectives and policies in the interim. No changes to the existing LUP or IP policies and procedures are proposed, so existing policies pertaining to other issues (e.g., coastal access, public recreation, transportation, land use, and habitat protection) remain entirely intact. The proposed text is thereby designed to strengthen the LCP, and should be understood in that context.

Please see **Exhibit 1** for full text of the policies proposed for addition to the LCP through this amendment.

C. CONSISTENCY ANALYSIS

Standard of Review

The proposed amendment affects only the LUP component of the San Francisco LCP. Pursuant to Coastal Act Section 30512.2, the standard of review for LUP amendments is that they must conform with the Chapter 3 policies of the Coastal Act. Applicable Coastal Act policies include:

Section 30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall

be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30253. *New development shall do all of the following:*

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. ...

(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30210. *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211. *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30212(a)(1)(2) *(in relevant part). Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby...*

Section 30213 *(in relevant part). Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...*

Section 30220. *Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

Section 30221. *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

Section 30223. *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

The Coastal Act recognizes that development along the California shoreline can be affected by a wide variety of coastal hazards, ranging from strong storms and wave uprush to erosion, landslides and liquefaction. Therefore, the Act places a strong emphasis on minimizing risks associated with such hazards, and ensuring stability for development over time in such a way as to avoid adverse impacts to natural processes and coastal resources. The latter concept is particularly important at the shoreline and bluff interface where shoreline-altering development is often undertaken to protect private and public development, oftentimes with significant coastal resource consequences. Such shoreline altering development can lead to coastal resource impacts of many types, including adverse effects on sand supply and ecology, public access, coastal views, natural landforms, and overall shoreline beach dynamics on and off site. Thus, the Coastal Act prohibits most shoreline protective devices with new development, and only allows armoring in limited circumstances, subject to impact avoidance and mitigation.

Coastal Act Section 30235 acknowledges that certain types of development (such as seawalls, revetments, retaining walls, groins and other such structural or “hard” methods designed to forestall erosion) can alter natural shoreline processes. Accordingly, along with coastal-dependent uses, Section 30235 authorizes such construction if “required to protect existing structures or public beaches in danger from erosion.” More specifically, Coastal Act Section 30235 requires approval of shoreline protective devices when specified criteria are met. Namely, when 1) they are necessary, 2) to protect existing structures or coastal-dependent uses, 3) in danger of erosion, 4) are designed to eliminate or mitigate adverse impacts to sand supply, 5) mitigate for other coastal resource impacts, and 6) are the least environmentally damaging feasible alternative. Therefore, in cases where shoreline protection can be approved, the coastal permit authorization must preserve public beach access, sand supply, coastal ecosystems, natural landforms, and other coastal resource values.

Relatedly, Coastal Act Section 30253 requires that risks be minimized, long-term stability and structural integrity be provided, and that new development be sited, designed, and built in such a way as to not require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. Thus, new development must be sited and designed in such a way as to avoid shoreline armoring over its lifetime that would substantially alter these key natural shoreline landforms while also ensuring that the public will not be exposed to hazardous structures or be held responsible for any future stability issues that may affect the development.

The Coastal Act’s access and recreation policies provide significant direction regarding not only protecting public recreational access, but also ensuring that access is provided and maximized. Specifically, Coastal Act Section 30210 requires that maximum public access and recreational opportunities be provided. This direction to maximize access and recreational opportunities represents a different threshold than to simply provide or protect such access, and is fundamentally different from other like provisions in this respect. In other words, it is not enough to simply provide access to and along the coast, and not enough to simply protect such access; rather such access must also be maximized. This terminology distinguishes the Coastal Act in certain respects, and provides fundamental direction with respect to significant public recreational areas along the California coast that raise public access issues, such as at Ocean Beach.

Beyond the fundamental mandate that public recreational access opportunities be maximized for all in the coastal zone, the Coastal Act provides a series of mechanisms designed to meet that objective and to ensure public access under appropriate time, manner, and place considerations. For example, Section 30211 prohibits development from interfering with the public's right of access to the sea when acquired by legislative authorization or by use. In approving new development, Section 30212(a) requires new development to provide access from the nearest public roadway to the shoreline and along the coast, except in certain limited exceptions, such as when there is existing adequate access nearby. Section 30212.5 identifies that public facilities are to be appropriately distributed throughout an area so as to help mitigate against overcrowding and overuse at any single location. Importantly, Section 30213 requires that lower-cost visitor and recreational access facilities be protected, encouraged, and provided, while giving a stated preference to development that provides public recreational access opportunities. Coastal Act Section 30220 requires that areas that provide water-oriented recreational activities, such as the offshore areas in this case, be protected, while Section 30221 states that oceanfront land suitable for recreational use shall be protected for recreational use and development. Similarly, Section 30223 protects upland areas necessary to support coastal recreational uses. All of these policies are implicated by the proposed coastal hazards policies in one form or another in this case.

Finally, the Coastal Act's various other policies protecting coastal resources such as water quality, sensitive habitat, and visual character are also affected by the proposed coastal hazard policies, especially when considering development (such as armoring) with the potential to affect such resources in potentially hazardous areas. Thus, as a whole, Chapter 3 of the Coastal Act requires that the proposed LUP amendment provide for initial siting and design of development out of harm's way, along with direction on what to do when existing development is endangered by erosion and how best to protect all of the significant coastal resources implicated by coastal hazards along San Francisco's shoreline at Ocean Beach. In short, the proposed LUP text must effectively translate these Coastal Act requirements in a way that addresses the range of coastal hazard issues present in San Francisco's coastal zone.

Coastal Act Consistency Analysis

The City's current 1986 LCP covers coastal access, public recreation, transportation, land use, and habitat protection within the coastal zone. However, the current LCP does not explicitly address coastal hazards or sea level rise at a policy level. The primary intent of the proposed LCP text is to provide a coastal hazards framework given coastal hazards are already impacting public access, recreation, and habitat resources along the San Francisco shoreline. Such hazards are also currently endangering critical public infrastructure and public recreational facilities, while existing shoreline armoring is leading to its own resource impacts, especially in the south Ocean Beach area.

In recent years, erosion of South Ocean Beach damaged the Great Highway and resulted in the loss of public beach parking and related public facilities, and now threatens to damage critical wastewater system infrastructure. Going forward, sea level rise and the increased frequency and severity of coastal storms anticipated due to global climate change is expected to continue to exacerbate these effects, demonstrating a need to approach the management of coastal hazards in a more proactive way. The proposed amendment is designed to help address such hazards by providing measures to begin to implement some of the recommended adaptation methods

identified in the collaborative Ocean Beach Master Plan for south of Sloat Boulevard, which focus on avoiding armoring in favor of nature-based solutions that will enhance public access, recreation, and scenic and visual qualities while still providing protection to important infrastructure. Further, the amendment outlines a framework for the development of future adaptation strategies based on best available science, includes requirements for evaluating and planning future development proposed in hazard areas, and addresses the impacts of new and existing shoreline protective devices for the City's coastal zone.

The large majority of San Francisco's western shoreline is publicly owned. Approximately 85 percent of the 1,771 acres which comprise the coastal zone area are owned and operated either by the City (Golden Gate Park, San Francisco Zoo, and Lake Merced), or the Federal Government (Golden Gate National Recreation Area, which includes all of Ocean Beach itself). The remaining land is privately owned, though this also includes the Olympic Club, which remains an area of deferred certification not subject to the LCP. Thus, San Francisco's LCP does not apply to either the Olympic Club or to areas managed by the National Park Service as part of the Golden Gate National Recreation Area, both of which are directly subject to Commission oversight (through CDP processes for the former, and through federal consistency processes for the latter). Due to San Francisco's unique shoreline configuration, there are no private property owners along the immediate shoreline, and although such inland private properties may indirectly benefit from the existing O'Shaughnessy, Taraval, and Noriega seawalls currently fronting the Great Highway, the City owns and maintains those facilities for public purposes. In addition, the City determined that no buildings are exposed to current coastal flood risk and only seven buildings (including public facilities) are predicted to experience temporary flooding through 2050 based on a high-end estimate of 24 inches of sea level rise by that time. Therefore, the proposed coastal hazard and sea level rise adaptation policies are not expected to affect private development in the City's coastal zone unless and until existing public infrastructure is abandoned or redeveloped to the extent that shoreline armoring is no longer necessary.

Although shoreline protective devices may offer protection to existing structures from ocean waves and storms, the devices can have negative impacts on recreational beach uses, scenic resources, natural landforms, and the supply of sand to shoreline areas, as well as the character of the City's coastal zone. The proposed amendment allows San Francisco's LCP to explicitly acknowledge these issues for the first time, and makes clear that the use of shoreline-altering protective devices must be avoided wherever feasible, while including appropriate mitigations when armoring is necessary and allowable. The LCP amendment also sets up a phased approach that will proactively address hazards in a way that not only limits the need for new armoring, but will result in the removal of armoring in favor of nature-based adaptation strategies including managed retreat and soft shoreline protection. The amendment further ensures impacts of shoreline protective devices are minimized by including a requirement that coastal permit applications for reconstruction, expansion, or replacement of existing shoreline protection devices include a re-assessment of the need for the device, the need for any repair or maintenance of the device, any additional required mitigation for unavoidable impacts to coastal resources, and the potential for removal or relocation based on changed conditions.

As described above, Coastal Act Section 30235 limits the circumstances when armoring must be approved. The proposed LUP policies carry out the requirements of 30235. In particular,

proposed Policy 12.5 states: “Shoreline protection devices such as rock revetments and seawalls shall be permitted only where necessary to protect existing critical infrastructure and existing development from a substantial risk of loss or major damage due to erosion and only where less environmentally damaging alternatives such as beach nourishment, dune restoration and managed retreat are determined to be infeasible.” Policy 12.6, in turn, ensures that any permitted protective devices are designed to avoid, minimize, and mitigate their impacts.

Accordingly, as with Section 30235, shoreline armoring will only be allowed under the LCP when necessary to protect certain existing structures at risk of erosion, where there are no feasible less damaging alternatives, and when impacts are avoided (and where unavoidable they are minimized and mitigated for). San Francisco’s coastal zone has a unique development pattern, and its approach to addressing hazards is also unique. In fact, there is very limited private development in the vulnerable area of San Francisco’s coastal zone (which was largely built out prior to the Coastal Act), and a distinct lack of any residential development in danger from current or reasonably foreseeable future erosion. Thus, the development that is or could become in danger from shoreline hazards in the future is all public infrastructure, such as the Great Highway which extends along the entire beach and which was originally built over a century ago, well before the Coastal Act. The Great Highway has been explicitly recognized by the Commission as a pre-Coastal Act structure that qualifies for consideration of shoreline armoring under the Coastal Act (see, for example, CDP 2-15-1357), and has been deemed in the past to meet the first test for when a shoreline armoring can be allowed consistent with Section 30235. As indicated, the Great Highway runs the length of Ocean Beach, and decisions relative to hazards and armoring will all be understood in that context, as well as in light of prior City commitments and requirements.²

² For example, in the South Ocean Beach area where significant public wastewater treatment infrastructure is in place, decisions must be understood in the context of CDP 2-15-1357 approved by the Commission in 2015. Specifically, in that CDP the Commission approved Phase I of a two-phased project to implement temporary coastal protection measures and a management strategy for the area south of Sloat Boulevard with the simultaneous goal of protecting critical public infrastructure and the coastal environment. Phase I involved temporary authorization of some revetment areas and sand bag structures, as well annual sand relocation from accreting areas of North Ocean Beach to the erosion hotspots identified at South Ocean Beach south of Sloat, and the placement of stacked sandbags on an as-needed basis. Phase I was designed as an interim project to be implemented while the Phase II long-term solution is developed for submittal and Coastal Commission action. The long-term solution envisions narrowing and ultimately abandoning the Great Highway south of Sloat, removing temporary armoring, and ultimately managing shoreline retreat in this area differently, all as called out in the Ocean Beach Master Plan. CDP 2-15-1357 requires the San Francisco Public Utilities Commission (PUC) to develop their preferred long term plan for Coastal Commission consideration consistent with the deadlines established in the California Coastal Protection Network and the City and County of San Francisco Settlement Agreement, and no later than the end of 2021 when authorization of the temporary measures expires, and to permit and implement the plan thereafter. The PUC’s preliminarily identified preferred approach would involve the removal of existing revetments and other shoreline protection measures that are currently in place, the restoration of the bluffs and beach, and the phased construction of a low-profile shoreline protection device landward of the current bluff face and adjacent to the Lake Merced Tunnel (SPUR/ESA PWA, April 24, 2015). However, the PUC is in the midst of an alternatives analysis and assessment that includes a variety of options, including relocation of affected infrastructure inland, and their plans may change moving forward. The main point, though, is that the adaptation discussion and project for South Ocean Beach is in process under those CDP provisions, all of which dovetails with the City’s proposed LCP on these points.

The second factor unique to San Francisco is that even though such development may qualify for protection under Section 30235, the City has gone further to set up a phased approach that will proactively address hazards in a way that not only limits the need for new armoring, but will result in the removal of existing armoring in favor of nature-based adaptation strategies for managed retreat and soft shoreline protection. Finally, the amendment includes a robust framework for requiring mitigation, not only for sand supply impacts, but also for other impacts to public access caused by shoreline protection. These factors, together, properly address the provisions of Section 30235, particularly given the development context in San Francisco.

Likewise, the proposed policies ensure consistency with Coastal Act Section 30253 by prohibiting new development that would require shoreline armoring for protection and requiring new development to ensure structural stability without the use of shoreline armoring that alters natural landforms. Furthermore, new development is discouraged in areas that would be exposed to an increased risk of coastal hazards through policies that limit new public development in the Ocean Beach area to that which is required to serve public recreational access or public trust needs, cannot be feasibly sited in an alternative area that avoids current and future hazards, will not require a new or expanded shoreline protective device, and will not contribute to bluff instability. Finally, in developing policies that implement some of the primary goals and approaches outlined in the Ocean Beach Master Plan, the proposed LCP will set up a phased approach that will proactively address hazards in a way that not only limits the need for new armoring, but will result in the removal of armoring in favor of nature-based adaptation strategies. In combination with this phased approach, the proposed LCP commits the City to develop sea level rise vulnerability assessments, adaptation plans, sea level rise hazard maps, and a long term beach nourishment program, thereby ensuring that Ocean Beach and the recreational opportunities it affords will be preserved over short-, medium-, and long-term horizons.

Overall, the proposed amendment adds adaptation policies to the LUP, recognizes the unique pattern of development and hazards in the City's coastal zone, and provides a framework for implementation in both the short and long term. The proposed amendment represents a first step towards a more comprehensive LCP update, and ensures that the City's LCP includes appropriate coastal hazards-related objectives and policies in the interim. For these reasons, the proposed LUP amendment conforms with the policies of Chapter 3 of the Coastal Act. While not the standard of review, certification of this amendment will additionally satisfy requirements of grants awarded to the City by the Coastal Commission and State Ocean Protection Council, and will help San Francisco's LCP implement the recommendations within the Coastal Commission's 2015 Sea Level Rise Policy Guidance.

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The City and County of San Francisco determined that adoption of this LCP amendment is exempt from environmental review under CEQA pursuant to Public Resources Section 21080.9. Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP as amended conforms with CEQA provisions. This report has discussed the relevant coastal resource issues with the proposed amendment and concludes that the amendment would not result in an intensification of land uses, or have adverse impacts on coastal resources. The proposed LCP amendment promotes consideration of a variety of adaption measures and solutions to avoid and minimize hazards, as well as to minimize impacts of shoreline armoring. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment would have on the environment within the meaning of CEQA. Thus, the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- Ocean Beach Master Plan (SPUR, 2012)
- Sea Level Rise Adopted Policy Guidance (CCC, 2015)
- Sea Level Rise Existing Data and Analyses Technical Memorandum (ESA, 2016)

APPENDIX B – STAFF CONTACT WITH AGENCIES AND GROUPS

- City and County of San Francisco Planning Department
- City and County of San Francisco Public Utilities Commission
- Surfrider Foundation, San Francisco Chapter
- San Francisco Bay Area Planning and Urban Research Association (SPUR)
- San Francisco Recreation and Parks Department
- San Francisco Zoo
- San Francisco Municipal Transportation Agency
- San Francisco County Transportation Agency
- San Francisco Public Works
- Sierra Club San Francisco Bay Chapter
- United States National Park Service - Golden Gate National Recreation Area (GGNRA)

1 [General Plan Amendment - Western Shoreline Area Plan (Local Coastal Plan)]

2
3 **Ordinance amending the Western Shoreline Area Plan of the General Plan, San**
4 **Francisco's Local Coastal Program Land Use Plan, to add an objective to preserve,**
5 **enhance, and restore the Ocean Beach shoreline while protecting public access, scenic**
6 **quality, natural resources, critical public infrastructure, and existing development from**
7 **coastal hazards; affirming the Planning Department's determination under the**
8 **California Environmental Quality Act; and making findings of consistency with the**
9 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Findings.

19 (a) Charter Section 4.105 and Planning Code Section 340 provide that the Planning
20 Commission shall periodically recommend to the Board of Supervisors, for approval or
21 rejection, proposed amendments to the San Francisco General Plan.

22 (b) Planning Code Section 340 provides that an amendment to the General Plan
23 may be initiated by a resolution of intention by the Planning Commission, which refers to, and
24 incorporates by reference, the proposed General Plan amendment. Section 340 further
25 provides that the Planning Commission shall adopt the proposed General Plan amendment
after a public hearing if it finds from the facts presented that the public necessity, convenience
and general welfare require the proposed amendment or any part thereof. If adopted by the

1 Commission in whole or in part, the proposed amendment shall be presented to the Board of
2 Supervisors, which may approve or reject the amendment by a majority vote.

3 (c) Pursuant to Planning Code Section 340, the Planning Commission initiated this
4 amendment on March 2, 2017, in Resolution No. 19863. Pursuant to Planning Code Section
5 340 and Charter Section 4.105, the Planning Commission adopted this amendment to the
6 Western Shoreline Area Plan of the General Plan on October 5, 2017 in Resolution No.
7 20023, finding that this amendment serves the public necessity, convenience and general
8 welfare, and is in conformity with the General Plan and the eight Priority Policies in Planning
9 Code Section 101.1.

10 (d) The Planning Department has determined that the actions contemplated in this
11 ordinance are exempt from the California Environmental Quality Act (Public Resources Code
12 Sections 21000 et seq.) pursuant to Public Resources Code Section 21080.9. Said
13 determination is on file with the Clerk of the Board of Supervisors in File No. 171095 and is
14 incorporated herein by reference. The Board affirms this determination.

15 (e) The October 10, 2017 letter from the Planning Department transmitting the
16 proposed amendments to the Western Shoreline Area Plan of the General Plan, and the
17 resolutions adopted by the Planning Commission with respect to the approval of this General
18 Plan amendment, are on file with the Clerk of the Board of Supervisors in File No. 171095.

19 (f) The Board of Supervisors finds, pursuant to Planning Code Section 340, that
20 this General Plan amendment, set forth in the documents on file with the Clerk of the Board in
21 File No. 171095, will serve the public necessity, convenience and general welfare for the
22 reasons set forth in Planning Commission Resolution No. 20023 and incorporates those
23 reasons herein by reference.

24 (g) The Board of Supervisors finds that this General Plan amendment, as set forth
25 in the documents on file with the Clerk of the Board in Board File No. 171095, is in conformity

1 with the General Plan and the eight priority policies of Planning Code Section 101.1 for the
2 reasons set forth in Planning Commission Resolution No. 20023. The Board of Supervisors
3 also finds and certifies that this General Plan amendment is intended to be carried out in a
4 manner fully in conformity with the California Coastal Act, for the reasons set forth in Planning
5 Commission Resolution No. 20023. The Board hereby adopts the findings set forth in
6 Planning Commission Resolution No. 20023 and incorporates those findings herein by
7 reference.

8 (h) After this General Plan amendment is adopted, it will be submitted to the
9 California Coastal Commission for review and certification of consistency with the California
10 Coastal Act of 1976 (Public Resources Code 30000 et seq.) as a proposed amendment to
11 San Francisco's Local Coastal Program Land Use Plan. If the California Coastal Commission
12 approves the Local Coastal Program amendment as submitted, it will take effect immediately
13 upon certification. If the California Coastal Commission certifies the Local Coastal Program
14 amendment subject to modifications, final approval by the Planning Commission and the
15 Board of Supervisors shall be required prior to the amendment taking effect.

16
17 Section 2. The San Francisco General Plan is hereby amended by adding a new
18 Objective 12 to the Western Shoreline Area Plan, as follows:

19
20 **COASTAL HAZARDS**

21 **OBJECTIVE 12**

22 **PRESERVE, ENHANCE, AND RESTORE THE OCEAN BEACH SHORELINE WHILE**
23 **PROTECTING PUBLIC ACCESS, SCENIC QUALITY, NATURAL RESOURCES, CRITICAL**
24 **PUBLIC INFRASTRUCTURE, AND EXISTING DEVELOPMENT FROM COASTAL HAZARDS**

1 **Policy 12.1. Adopt Managed Retreat Adaptation Measures Between Sloat Boulevard and**
2 **Skyline Drive.**

3 Erosion of the bluff and beach south of Sloat Boulevard has resulted in damage to and loss of
4 beach parking and portions of the Great Highway, and threatens existing critical wastewater system
5 infrastructure. Sea level rise will likely exacerbate these hazards in the future. The City shall pursue
6 adaptation measures to preserve, enhance, and restore public access, scenic quality, and natural
7 resources along Ocean Beach south of Sloat Boulevard and to protect existing wastewater and
8 stormwater infrastructure from impacts due to shoreline erosion and sea level rise. Federal projects in
9 the Coastal Zone are not subject to city-issued coastal development permits. Local Coastal Program
10 policies regarding adaptation within Golden Gate National Recreation Area simply provide guidance
11 to both the National Park Service and California Coastal Commission, which review federal projects
12 under the Coastal Zone Management Act. All non-federal development on federal lands is subject to
13 coastal development permit review by the California Coastal Commission.

14 Implementation Measures:

15 (a) As the shoreline retreats due to erosion and sea level rise, incrementally remove
16 shoreline protection devices, rubble that has fallen onto the beach, roadway surfaces, and concrete
17 barriers south of Sloat Boulevard.

18 (b) Relocate public beach parking and public restrooms to areas that will not be affected by
19 shoreline erosion or sea level rise for their expected lifespan given current sea level rise projections
20 and mapping. The relocated facilities should not require the construction of shoreline protection
21 devices and should be relocated if they are threatened by coastal hazards in the future.

22 (c) Close the Great Highway between Sloat and Skyline boulevards and make circulation
23 and safety improvements along Sloat and Skyline boulevards to better accommodate bicyclists,
24 pedestrians, and vehicles.

1 (d) Import sand to restore the beach and construct dunes. Stabilize dunes with vegetation,
2 beach grass straw punch, brushwood fencing, or other non-structural methods.

3 (e) Extend the coastal trail to Fort Funston and Lake Merced by constructing a multi-use
4 public access pathway along the shoreline from Sloat Boulevard to Skyline Boulevard.

5 (f) Permit shoreline protection devices if necessary to protect coastal water quality and
6 public health by preventing damage to existing wastewater and stormwater infrastructure due to
7 shoreline erosion only when less environmentally damaging alternatives are determined to be
8 infeasible.

9 (g) Maintain service vehicle access necessary for the continued operation and maintenance
10 of existing wastewater and stormwater infrastructure systems.

11
12 **Policy 12.2. Develop and Implement Sea Level Rise Adaptation Plans for the Western**
13 **Shoreline.**

14 Sea level rise and erosion threaten San Francisco's coastal resources and their impacts will
15 worsen over time. San Francisco shall use the best available science to support the development of
16 adaptation measures to protect our coastal resources in response to sea level rise and coastal hazards.

17 Implementation Measures:

18 (a) Conduct detailed sea level rise vulnerability assessments and develop adaptation plans to
19 minimize risks to life, property, essential public services, public access and recreation, and scenic and
20 natural resources from shoreline erosion, coastal flooding and sea level rise for the Western Shoreline
21 Area.

22 (b) The vulnerability assessments shall be based on sea level rise projections for likely and
23 worst-case mid-century and end-of-century sea level rise in combination with a 100-year storm event,
24 and shall include one or more scenarios that do not rely on existing shoreline protection devices.

1 (c) Adaptation measures shall be designed to minimize impacts on shoreline sand supply, scenic
2 and natural resources, public recreation, and coastal access.

3 (d) The adaptation plans shall consider a range of alternatives, including protection, elevation,
4 flood proofing, relocation or partial relocation, and reconfiguration.

5 (e) Adaptation measures that preserve, enhance, or restore the sandy beach, dunes, and natural
6 and scenic resources such as beach nourishment, dune restoration, and managed retreat shall be
7 preferred over new or expanded shoreline protection devices.

8 (f) The adaptation plans shall consider the recommendations contained in the SPUR Ocean
9 Beach Master Plan.

10 (g) Create and maintain sea level rise hazard maps to designate areas within the coastal zone
11 that would be exposed to an increased risk of flooding due to sea level rise. The maps shall include
12 likely and worst case mid-century and end-of-century sea level rise projections in combination with a
13 100-year storm event. The maps shall include a scenario that does not include existing shoreline
14 protection devices. The maps shall be updated when new information warranting significant
15 adjustments to sea level rise projections becomes available.

17 **Policy 12.3. Develop and Implement a Beach Nourishment Program to Sustain Ocean**
18 **Beach.**

19 Shoreline erosion has substantially narrowed the sandy beach south of Sloat Boulevard. Sea
20 level rise will likely exacerbate the loss of sandy beach south of Sloat Boulevard and may extend this
21 effect to the north towards the Cliff House. The City shall pursue the development and implementation
22 of a long-term beach nourishment program to maintain a sandy beach along the western shoreline to
23 preserve Ocean Beach as a public recreational resource for future generations and to protect existing
24 public infrastructure and development from coastal hazards.

25 Implementation Measure:

1 Work with the U.S. Army Corps of Engineers to develop and implement a beach nourishment
2 program involving the placement of sand dredged from the San Francisco bar navigation channel
3 offshore of the Golden Gate onto Ocean Beach. Other sources of suitable sand for beach nourishment
4 may also be identified and permitted. Sand shall not be removed from stable dunes.

5
6 **Policy 12.4. Develop the Shoreline in a Responsible Manner.**

7 Sea level rise and erosion impacts will worsen over time and could put private and public
8 development in the Western Shoreline Area at risk of flooding. Given these future impacts, development
9 in the Coastal Zone should be sited to avoid coastal hazard areas when feasible. If avoidance is
10 infeasible, development shall be designed to minimize impacts to public safety and property from
11 current or future flooding and erosion without reliance on current or future shoreline protection
12 features.

13 New development and substantial improvements to existing development located in areas
14 exposed to an increased risk of flooding or erosion due to sea level rise shall be designed and
15 constructed to minimize risks to life and property.

16 New development and substantial improvements to existing development shall ensure stability
17 and structural integrity, and neither create nor contribute significantly to erosion, geologic instability,
18 or destruction of the site or surrounding area.

19 New development and substantial improvements to existing development shall not require the
20 construction of shoreline protective devices that would substantially alter natural landforms along
21 bluffs and cliffs. If new development becomes imminently threatened in the future, it shall rely on
22 alternative adaptation measures up to and including eventual removal.

23 Public recreational access facilities (e.g., public parks, restroom facilities, parking, bicycle
24 facilities, trails, and paths), public infrastructure (e.g., public roads, sidewalks, and public utilities),
25 and coastal-dependent development shall be sited and designed in such a way as to limit potential

1 impacts to coastal resources over the structure's lifetime. As appropriate, such development may be
2 allowed within the immediate shoreline area only if it meets all of the following criteria:

- 3 1. The development is required to serve public recreational access and/or public trust needs and
4 cannot be feasibly sited in an alternative area that avoids current and future hazards.
- 5 2. The development will not require a new or expanded shoreline protective device and the
6 development shall be sited and designed to be easy to relocated and/or removed, without
7 significant damage to shoreline and/or bluff areas, when it can no longer serve its intended
8 purpose due to coastal hazards.
- 9 3. The development shall only be allowed when it will not cause, expand, or accelerate instability
10 of a bluff.

11
12 **Policy 12.5. Limit Shoreline Protection Devices**

13 Shoreline protection devices such as rock revetments and seawalls can negatively impact
14 coastal resources by disrupting sand transport and fixing the shoreline in a specific location, leading to
15 the eventual narrowing and ultimate loss of sandy beaches. Such structures are expensive to construct
16 and maintain, may be incompatible with recreational uses and the scenic qualities of the shoreline, and
17 may physically displace or destroy environmentally sensitive habitat areas associated with bluffs,
18 dunes, beaches, and intertidal areas. Because of these impacts, shoreline protection devices shall be
19 avoided and only implemented where less environmentally damaging alternatives are not feasible.

20 Shoreline protection devices such as rock revetments and seawalls shall be permitted only
21 where necessary to protect existing critical infrastructure and existing development from a substantial
22 risk of loss or major damage due to erosion and only where less environmentally damaging alternatives
23 such as beach nourishment, dune restoration and managed retreat are determined to be infeasible. New
24 or expanded shoreline protection devices should not be permitted solely to protect parking, restrooms,
25 or pedestrian or bicycle facilities.

1
2 **Policy 12.6. Minimize Impacts of Shoreline Protection Devices.**

3 Shoreline protection devices may be necessary to protect existing critical infrastructure or
4 development. These shoreline protection devices shall be designed to minimize their impacts on coastal
5 resources while providing adequate protection for existing critical infrastructure and existing
6 development.

7 All shoreline protection devices shall be designed and constructed to avoid, minimize, and
8 mitigate impacts on shoreline sand supply, environmentally sensitive habitat areas, scenic quality,
9 public recreation, and coastal access.

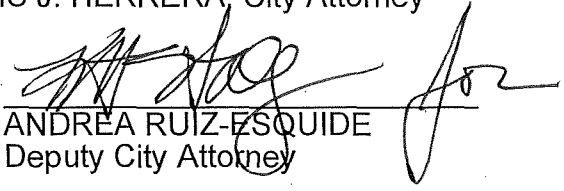
10 Shoreline protection devices shall be designed to blend visually with the natural shoreline,
11 provide for public recreational access, and include proportional mitigation for unavoidable coastal
12 resource and environmentally sensitive habitat impacts.

13 Coastal permit applications for reconstruction, expansion, or replacement of existing shoreline
14 protection devices shall include a re-assessment of the need for the device, the need for any repair or
15 maintenance of the device, any additional required mitigation for unavoidable impacts to coastal
16 resources and the potential for removal or relocation based on changed conditions. Coastal permits
17 issued for shoreline protection devices shall authorize their use only for the life of the structures they
18 were designed to protect.

19
20 Section 3. Effective Date. After this General Plan amendment is adopted, it will be
21 submitted to the California Coastal Commission for review and certification of consistency with
22 the California Coastal Act of 1976 (Public Resources Code 30000 et seq.) as a proposed
23 amendment to San Francisco's Local Coastal Program Land Use Plan. If the California
24 Coastal Commission approves the Local Coastal Program amendment as submitted, it will
25 take effect immediately upon certification. If the California Coastal Commission certifies the

1 Local Coastal Program amendment subject to modifications, final approval by the Planning
2 Commission and the Board of Supervisors shall be required prior to the amendment taking
3 effect.

4
5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By: 
8 ANDREA RUIZ-ESQUIDE
9 Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 171095

Date Passed: January 23, 2018

Ordinance amending the Western Shoreline Area Plan of the General Plan, San Francisco's Local Coastal Program Land Use Plan, to add an objective to preserve, enhance, and restore the Ocean Beach shoreline while protecting public access, scenic quality, natural resources, critical public infrastructure, and existing development from coastal hazards; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

January 08, 2018 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

January 09, 2018 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

January 23, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 171095

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 1/23/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mark E. Farrell
Mayor

Date Approved

Board of Appeals Brief
Appeal No. 24-013
520 John Muir Drive – Coastal Zone Permit
Hearing Date: April 17, 2024

EXHIBIT B



EXECUTIVE SUMMARY COASTAL ZONE PERMIT

HEARING DATE: January 25, 2024

Record No.: 2019-014146CTZ
Project Address: 520 John Muir Drive
Zoning: Public (P) Zoning District
 OS - Height and Bulk District
 Block/Lot: 7283 / 004
Project Sponsor: San Francisco Public Utilities Commission
 Obi Nzewi
 525 Golden Gate Avenue, 10th Floor
 San Francisco, CA 94103
Property Owner: City and County of San Francisco, San Francisco Public Utilities Commission

Staff Contact: Kurt Botn – (628) 652-7311
 Kurt.Botn@sfgov.org

Environmental
 Review: The EIR for the entire project was approved January of 2023 under case No. 2019-014146ENV.

Recommendation: Approval with Conditions

Project Description

The San Francisco Public Utilities Commission (SFPUC) project for the demolition of seven one-story recreational structures and soil remediation around four existing skeet shooting fields on an approximately 11 acre site that was previously operated by the Pacific Rod and Gun Club as a skeet and trap shooting facilities from 1934 to 2015 and Gun Club. The This Coastal Zone Authorization is being sought to allow for soil remediation around the existing skeet field for anticipated soil decontamination and the demolition of seven existing recreational structures. The buildings that would be demolished include a club house, rifle range building, caretakers house, shell house a trap house and the ancillary structures include a restroom building,

garage and a barbeque shed that were previously used by Pacific Rod and Gun Club for as a shooting facility for skeet and trap shooting. The project does not propose any new structures or change of use at the Project Site.

Required Commission Action

Pursuant to Planning Code Section 330, the Commission must grant a Coastal Zone Permit. John Muir Drive and Lake Merced shoreline areas lies fully within San Francisco's Coastal Zone Area.

Issues and Other Considerations

- The Project is located within the Western Shoreline Plan Area. The Area Plan directives and policies are to enhance the Lake Merced Shoreline and replace the previous gun range with recreational facilities. Completing phase 1 of the project would allow for future phases of the project to continue approved under Planning Commission Motion No. 21226.

Environmental Review

The EIR for the entire project was approved January of 2023 under case No. 2019-014146ENV.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with applicable zoning and land use controls and the Objectives and Policies of the General Plan, including the Western Shoreline Area Plan. The Project offers a public benefit to the surrounding area and ensures the disposal of potentially contaminated soils.

Attachments:

- Draft Motion – Coastal Zone Permit with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Maps and Context Photos
- Exhibit D – EIR Planning Commission Motion No. 21226
- Exhibit E – Project Sponsor Brief