



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code

Inner Clement, Outer Clement and Geary Neighborhood Commercial Controls

Case Number: Board File No. 11-0592/ Ord. No. 170-11

Legislative Sponsor: Supervisors Mar and Avalos

Effective Date: September 8, 2011

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Way It Was:

- The **Inner Clement NCD** previously prohibited Large Fast Food Restaurants (§790.90) and Small Self-Service Restaurants (§790.71). Full-Service Restaurants (§790.92) were permitted conditionally. In addition, the Inner Clement NCD was amended by Ordinance Number 250-07 in 2007 to allow three additional Full-Service Restaurants. Since this numerical limit was established, two new Full-Service had been permitted in the district¹.
- The **Outer Clement NCD** previously prohibited Large Fast Food Restaurants (§790.90); Small Self-Service Restaurants (§790.71); and Full-Service Restaurants (§790.92). The district summary had stated that “The district’s restaurants serve a neighborhood and Citywide clientele during the evening hours...Additional eating and drinking establishments are prohibited(*emphasis added*)”.
- There had been a **Geary Boulevard Fast-Food Subdistrict** that had prohibited Large Fast-Food (§790.90) restaurants on parcels zoned NC-3 located along Geary Boulevard between 14th and 28th Avenues.
- **Video Stores** (§790.135) had been permitted by Conditional Use authorization on the first and second stories of parcels that are within the Outer Clement and Inner Clement NCD. Within the NC-3 District, Video Stores had been permitted by conditional use authorization on any story of a building.

The Way It Is Now:

The Ordinance has amended the San Francisco Planning Code Sections 263.20, 712.1, 716.1, and 781.4 to:

¹ Since 2007, Full-Service Restaurants have been permitted at 291 3rd Avenue and 626 Clement Street.

- 1) now allow one additional eating and drinking use as principally permitted in the **Inner Clement Neighborhood Commercial District** and to allow additional eating and drinking uses in this district via Conditional Use authorization;
- 2) allow eating and drinking uses in the **Outer Clement Neighborhood Commercial District** via Conditional Use authorization;
- 3) the Geary Boulevard Fast-Food Subdistrict has been renamed to the **Geary Boulevard Formula Retail Pet Supply and Formula Retail Eating and Drinking Subdistrict**. Within this subdistrict the prohibition on large fast-food restaurants has been removed and replaced with a prohibition on formula retail pet supply stores and formula retail eating and drinking; and
- 4) make **video stores** a principally permitted use on the ground floor in the NC-3 and the Inner Clement and Outer Clement Neighborhood Commercial Districts.

The link to signed legislation:

Board File No.	Ord. No.	Planning Code - Inner Clement, Outer Clement, and Geary Neighborhood Commercial Controls
110592	0170-11	http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances11/o0170-11.pdf