Amendment of the Whole
November 1, 2000.

FILE NO. 001557
RESOLUTION NO. 159-01

[Visitacion Valley Interim Controls]

IMPOSING INTERIM ZONING CONTROLS FOR A PERIOD OF TWELVE MONTHS (12) BY APPLYING THE ZONING CONTROLS APPLICABLE IN NC-3 DISTRICTS THAT ARE CONTAINED IN MUNICIPAL CODE PART II, CHAPTER II (PLANNING CODE) SECTION 712 TO ASSESSOR'S BLOCKS 5087, 5100 AND 5101 AND BLOCK 5099, LOT 14, BY LIMITING THE MAXIMUM NON-RESIDENTIAL USE SIZE TO SIXTY-FIVE THOUSAND (65,000) SQUARE FEET ON ASSESSOR'S BLOCKS 5087, 5100 AND 5101 AND BLOCK 5099, LOT 14, AND IN THE ADJACENT NC-3 DISTRICT LOCATED ON BAYSHORE BOULEVARD AND BOUNDED BY ARLETA AVENUE ON THE NORTH AND THE TERMINUS OF THE CITY AND COUNTY OF SAN FRANCISCO TO THE SOUTH; AND ADOPTING FINDINGS PURSUANT TO PLANNING CODE SECTION 101.1

WHEREAS, San Francisco Municipal Code, Part II, Chapter II (Planning Code) Section 712 establishes certain zoning controls applicable in NC-3 Districts; and,

WHEREAS, An NC-3 District has been established along Bayshore Boulevard bounded by Arleta Boulevard to the north and the terminus of the City and County of San Francisco to the south; and,

WHEREAS, This NC-3 District is generally identified as the commercial spine of Visitacion Valley, a unique neighborhood on the southern edge of San Francisco; and,

WHEREAS, The unique character of this neighborhood warrants specific zoning controls to preserve and enhance residential uses and compatible neighborhood-oriented commercial uses; and,

WHEREAS, An extension of the NC-3 zoning controls to adjacent industrially-zoned land would preserve the neighborhood commercial character of Visitacion Valley and allow for the establishment of appropriate commercial uses; and,

WHEREAS, Visitacion Valley would benefit from imposition of a maximum use size for

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non-residential uses in order to provide for a diverse array of commercial and retail uses at varying sizes; and,

WHEREAS, These interim controls are necessary to avoid the establishment of inappropriate or oversize uses pending the adoption of permanent controls and to ensure that the permanent legislative program can be pursued with the maximum participation by interested neighbors, organizations and property owners and is not undermined during the legislative process; and,

WHEREAS, Planning Code Section 306.7(c) authorizes the Board of Supervisors to adopt interim controls in order to protect the public health, safety and welfare and to ensure that the proposed legislative program is not undermined pending adoption of the permanent controls; and,

WHEREAS, Planning Code Section 306.7(b) provides that for the duration of these controls, a proposed development shall conform to both the existing provisions of the Planning Code and to these interim controls, whichever is more restrictive; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby imposes the following interim controls:

(a) Assessor’s Blocks 5087, 5100 and 5101 and Block 5099, Lot 14, as designated on Section Map 10 of the San Francisco Zoning Map, shall be subject to the zoning controls applicable in Moderate-Scale Neighborhood Commercial Districts (NC-3) contained in Planning Code Section 712.

(b) The maximum use size for non-residential uses shall be sixty-five thousand (65,000) square feet on Assessor’s Blocks 5087, 5100 and 5101 and Block 5099, Lot 14, as designated on Section Map 10 of the San Francisco Zoning Map, and in the adjacent NC-3
District established along Bayshore Boulevard bounded by Arelta Boulevard to the north and
the terminus of the City and County of San Francisco to the south; and be it

FURTHER RESOLVED, That these interim controls are necessary in order to protect
the public health, safety and welfare, and advance and are consistent with the priority policies
of Planning Code Section 101.1, in that they attempt to preserve and enhance existing
neighborhood-serving retail uses, conserve existing housing and neighborhood character,
maintain a diverse economic base, control uses which have an adverse impact on City
services and neighborhood parking, and have no adverse impact on affordable housing,
earthquake preparedness, landmarks and historic buildings, or parks and open space; and be
it

FURTHER RESOLVED, That if any other interim controls applicable to Assessor's
Blocks 5087, 5100 and 5101 and Block 5099, Lot 14 are in effect at the time these controls
are enacted, the more restrictive provisions of either controls shall apply; and be it

FURTHER RESOLVED, That these interim controls shall remain in effect for a period
of twelve (12) months or until permanent controls are adopted, whichever shall first occur.

APPROVED AS TO FORM:

LOUISE H. RENNE
City Attorney

ELISABETH R. GUNTER
Deputy City Attorney

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Resolution imposing Interim Zoning Controls for a period of twelve months (12) by applying the zoning controls applicable in NC-3 Districts that are contained in Municipal Code Part II, Chapter II (Planning Code) Section 712 to Assessor’s Blocks 5087, 5100, and 5101, and Block 5099, Lot 14, by limiting the maximum non-residential use size to sixty-five thousand (65,000) square feet on Assessor’s Blocks 5087, 5100 and 5101 and Block 5099, Lot 14, and in the adjacent NC-3 District located on Bayshore Boulevard and bounded by Arleta Avenue on the north and the terminus of the City and County of San Francisco to the south; and adopting findings pursuant to Planning Code Section 101.1.

October 16, 2000 Board of Supervisors — SUBSTITUTED

November 6, 2000 Board of Supervisors — CONTINUED

Ayes: 10 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki
Absent: 1 - Yee

December 4, 2000 Board of Supervisors — CONTINUED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

February 26, 2001 Board of Supervisors — CONTINUED

February 26, 2001 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Maxwell, McGoldrick, Leno, Newsom, Peskin, Sandoval, Yee
I hereby certify that the foregoing Resolution was ADOPTED on February 26, 2001 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

Mayor Willie L. Brown Jr.