

FILE NO. 001557

RESOLUTION NO. 159-01

1 [Visitacion Valley Interim Controls]

2 IMPOSING INTERIM ZONING CONTROLS FOR A PERIOD OF TWELVE MONTHS (12) BY
3 APPLYING THE ZONING CONTROLS APPLICABLE IN NC-3 DISTRICTS THAT ARE
4 CONTAINED IN MUNICIPAL CODE PART II, CHAPTER II (PLANNING CODE) SECTION
5 712 TO ASSESSOR'S BLOCKS 5087, 5100 AND 5101 AND BLOCK 5099, LOT 14, BY
6 LIMITING THE MAXIMUM NON-RESIDENTIAL USE SIZE TO SIXTY-FIVE THOUSAND
7 (65,000) SQUARE FEET ON ASSESSOR'S BLOCKS 5087, 5100 AND 5101 AND BLOCK
8 5099, LOT 14, AND IN THE ADJACENT NC-3 DISTRICT LOCATED ON BAYSHORE
9 BOULEVARD AND BOUNDED BY ARLETA AVENUE ON THE NORTH AND THE
10 TERMINUS OF THE CITY AND COUNTY OF SAN FRANCISCO TO THE SOUTH; AND
11 ADOPTING FINDINGS PURSUANT TO PLANNING CODE SECTION 101.1

12 WHEREAS, San Francisco Municipal Code, Part II, Chapter II (Planning Code) Section
13 712 establishes certain zoning controls applicable in NC-3 Districts; and,

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

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

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

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

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

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

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

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

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

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

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

22 (b) The maximum use size for non-residential uses shall be sixty-five thousand
23 (65,000) square feet on Assessor's Blocks 5087, 5100 and 5101 and Block 5099, Lot 14, as
24 designated on Section Map 10 of the San Francisco Zoning Map, and in the adjacent NC-3
25

1 District established along Bayshore Boulevard bounded by Arelta Boulevard to the north and
2 the terminus of the City and County of San Francisco to the south; and be it

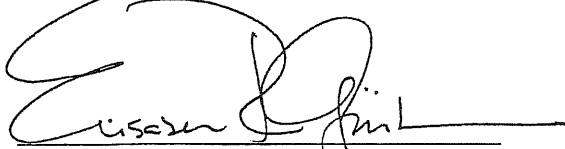
3 FURTHER RESOLVED, That these interim controls are necessary in order to protect
4 the public health, safety and welfare, and advance and are consistent with the priority policies
5 of Planning Code Section 101.1, in that they attempt to preserve and enhance existing
6 neighborhood-serving retail uses,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

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

14 FURTHER RESOLVED, That these interim controls shall remain in effect for a period
15 of twelve (12) months or until permanent controls are adopted, whichever shall first occur.
16

17 APPROVED AS TO FORM:

18 LOUISE H. RENNE
19 City Attorney

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21 ELISABETH R. GUNTHER
22 Deputy City Attorney

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24
25
SUPERVISOR AMMIANO
BOARD OF SUPERVISORS



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Resolution

File Number: 001557

Date Passed:

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

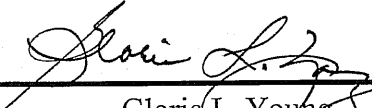
February 26, 2001 Board of Supervisors — CONTINUED

February 26, 2001 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Maxwell, McGoldrick, Leno,
Newsom, Peskin, Sandoval, Yee

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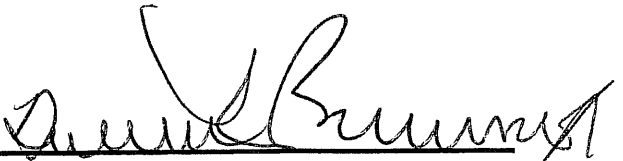
I hereby certify that the foregoing Resolution was ADOPTED on February 26, 2001 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

MAR 09 2001

Date Approved



Mayor Willie L. Brown Jr.