



# SAN FRANCISCO PLANNING DEPARTMENT

## New Planning Code Summary:

### Five Foot Height Bonus on Certain NC Districts in the Richmond District

**Code Changes:** Sections 263.20, 121.7(b), 712.1, 712, 711.1, 711, 716.1, 716, 717.1, 717

**Case Number:** Board File No. 11-1247

**Initiated by:** Supervisor Mar

**Effective Date:** June 21, 2012

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### The Way It Was:

In the Richmond District, all NC districts have base 10 height limits. New development projects often maximize the number of floors. This has resulted in low ceiling ground floors that are not aesthetically attractive for pedestrians.

### The Way It Is Now:

The new Ordinance establishes changes to the Code in two ways:

- I. Offers a five foot height incentive on the ground floor for certain NC districts in the Richmond District, when active and attractive uses are provided on the ground floor. This incentive applies to these NC Districts:
  - NC-3 parcels on Geary Boulevard between Masonic and 28th Avenue except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue; and
  - the Inner Clement Neighborhood Commercial District; and
  - the Outer Clement Neighborhood Commercial District; and
  - the NC-2 (Small-Scale Neighborhood Commercial) District on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.
- II. Prohibits lot mergers resulting in lots with street frontages greater than 50 feet in the Inner and Outer Clement NCDs, and in NC-2 districts on Balboa Street, between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue;

Link to signed legislation:

Board File No. 11-1247	Ord. No. <a href="#">0092-12</a>	Planning Code - Permitting Five Feet Ground Floor Height Increases in Designated Lots and Prohibiting Certain Lot Mergers Along Geary Boulevard, Balboa Street, and in the Inner and Outer Clement Neighborhood Commercial Districts:
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