

## North Beach Height Clarification

**Code Change:** Amends Code Section 722.10 and the Zoning Control Table in Section 722 to delete building height and bulk provisions superseded by Ordinance No. 20-88.

**Case Number:** Board File No. 07-1674

**Initiated by:** Supervisor Peskin / Introduced December 11, 2007

**Current Status:** ADOPTED

**Effective Date:** June 13, 2008

### Planning Code Amendment Summary:

Currently Planning Code includes an outdated reference alluding to a provision to construct buildings between 41 - 65' by conditional use permit in the North Beach Neighborhood Commercial District. In fact, the zoned height limits for this area are 40' and cannot be exceeded by conditional use.

### Background:

In 1987 the height limit was changed in 2 sections of the Planning Code – the Broadway Neighborhood Commercial District and the North Beach Neighborhood Commercial District. The height limit was set at 40 feet, but an applicant could apply for a conditional use authorization from the Planning Commission and seek a 65 foot height limit instead.

One year later, in 1988, the Code was changed to remove the North Beach Neighborhood Commercial District from this CU requirement. The maximum height limit in this neighborhood became 40 feet and has remained that for the past 20 years. However, while the Zoning Map was changed, the actual chart in our Code was never changed – Section 722 still states that 65 feet is permitted with a Conditional Use Authorization. In fact, the height limit is 40 feet and cannot be exceeded by conditional use.

### More Information:

<http://www.sfgov.org/site/uploadedfiles/bdsupvrs/ordinances08/o0087-08.pdf>

071674	<a href="#">0087-08</a>	Zoning - Amending Superseded Height and Bulk Provisions in the North Beach NCD
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