



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Change Summary: Interim Controls on Major Rights of Way Along & Near the Southern 19th Avenue Corridor

Code Change: 18 month interim control requiring CU use authorization for new residential developments over 20 units and for new commercial or retail developments over 50,000 square feet (see attached map)

Case Number: Board File No. 08-1004 (0457-08 adopted Resolution)

Initiated By: Supervisor Elsbernd, September 9, 2008

Effective Date: November 7, 2008

Expiration Date: May 1, 2010

The Way It Was:

No interim controls.

The Way It Is Now:

The proposed ordinance would require Conditional Use authorization for new residential developments over 20 units and for new commercial or retail developments over 50,000 square feet on both sides of the following rights of way along and near the Southern 19th Avenue Corridor: commencing at Lake Merced Boulevard where it begins at the County line, north along Lake Merced Boulevard to Sloat Boulevard, east along Sloat Boulevard to 19th Avenue, north along 19th Avenue to Taraval Street, east on Taraval Street to Claremont, south on Claremont to Portola, southwest on Portola to Junipero Serra Boulevard, and south on Junipero Serra Boulevard to the County line.

Please note that in addition to the standard CU requirements the interim controls **further require that projects submit parking and traffic studies for the area surrounding the proposed project**, which shall be at least, north to Taraval Street and west to the Great Highway and Skyline Boulevard.

The Planning Commission (and the Board of Supervisors on Appeal) **shall make findings that proposed project will not decrease pedestrian safety and worsen traffic conditions** such as to cause a significant impact at major intersections in the surrounding area in the absence of mitigation measures to lessen those traffic impacts or any other negative physical environmental impact or make specific findings that such mitigation is infeasible.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377


That in addition to the criteria set forth in Planning Code Section 303(c) and (d), the Planning Commission (and Board on appeal) shall consider

1. the sufficiency of police, fire and emergency evacuation services for the area,
2. traffic impacts and public transit impacts of the proposed project,
3. the impacts of the project upon the residents and other uses in the area, and;
4. such other factors as the Commission (or the Board) determine are relevant to public safety and quality of life of neighborhood residents.

These interim controls apply to any project that has not received its final building permit or site permit when these controls went into effect on November 7, 2008.

Board File No. 081004	Res. No. 0457- 08	Interim Controls On Major Rights of Way along and near the Southern 19th Avenue Corridor. Full text available at: http://www.sfgov.org/site/uploadedfiles/bdsupvrs/resolutions08/r0457-08.pdf
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 South 19th Avenue Corridor



Title: South 19th Avenue Corridor

Date: 12/09/2008

Comments: This area is subject to interim controls requiring CU use authorization for new residential developments over 20 units and for new commercial or retail developments over 50,000 square feet per Resolution 457-08. Expires 5/1/10