



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Change

HEARING DATE: SEPTEMBER 6, 2012

Project Name: **Reinstate Union Street Liquor License Controls**
Case Number: 2012.0947T [Board File No. 12-0773]
Initiated by: Supervisor Farrell
Introduced on: July 17, 2012
Staff Contact: Aaron Starr, Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Reviewed by: AnMarie Rodgers, Manager Legislative Affairs
anmarie.rodgers@sfgov.org, 415-558-6395
Recommendation: **Recommend Approval with Modifications**

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PLANNING CODE AMENDMENT

The proposed Ordinance would amend the San Francisco Planning Code by amending Planning Code Section 725.1 to reinstate controls to prohibit liquor license types 47 and 49 in the Union Street Neighborhood Commercial District and by requiring Conditional Use authorization for Limited-Restaurants.

The Way It Is Now:

A Restaurant, as defined by the Planning Code, is permitted to obtain a license type 47¹ or 49² so long as it operates as a bona fide eating establishment (at least 51% of their gross receipts come from the sale of food). Limited-Restaurants, as defined by the Planning Code, are permitted as of right in the Union Street NCD and by definition are not permitted to have onsite alcohol consumption.

The Way It Would Be:

No new license type 47 or 49 would be permitted in the Union Street NCD but existing licenses could be transferred within the District and Limited-Restaurants would require Conditional Use authorization.

¹ **ABC License Type 47: On-Sale General for Bona Fide Public Eating Place (Restaurant)** - Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

² **ABC License Type 49: On-Sale General for Seasonal Businesses** - Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.

ISSUES AND CONSIDERATIONS

Alcohol Controls

Prior to the adoption of the Restaurant Ordinance³, the Planning Department categorized a restaurant with a license type 47 or 49 as both a restaurant and a bar. Therefore, if bars were prohibited in a particular Neighborhood Commercial District (NCD), a restaurant could not obtain new ABC license type 47 or 49. With the adoption of the Restaurant Ordinance, Restaurants can now have a full liquor license without being considered a bar as long as they operated as a bona fide eating establishment (at least 51% of gross receipts come from food service).

The Union Street neighborhood crafted their eating and drinking controls with the intention of prohibiting any new license type 47 and 49 in the Union Street NCD simply by prohibiting new bars. This worked prior to the adoption of the Restaurant Ordinance, but not under the new rules.

Limited Restaurant Controls

When the Planning Department proposed the new restaurant controls it provided two options for how the new uses would be entitled. The option that the Planning Commission adopted made all Limited-Restaurants principally permitted in each Neighborhood Commercial District. This was the Department's preferred option because it allowed the least impactful use as of right, and it removed additional process. However, we also realized that some NCDs would want Limited-Restaurants to require Conditional Use or prohibit them outright if there was an over concentration. We anticipated that these changes would be made by individual Supervisors either when the legislation went to the Board, or in trailing legislation once there was a consensus in the neighborhood that such a change was desired, as is the case with this legislation.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Modify the proposed ordinance in the following manner (underlined text is language proposed in the Ordinance, strike through text is proposed for removal by the Planning Department):

No new alcoholic beverage license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant or Limited Restaurant located within the Union Street NCD to another Restaurant or Limited Restaurant, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.

³ BF 120084, Ord. [0075-12](#) passed by the Planning Commission on November 17, 2011 and effective on May 24, 2012.

BASIS FOR RECOMMENDATION

- Planning Department intended to preserve as many existing tailored controls for NCDs in the Restaurant Ordinance as possible.
- While the Department believes that Limited-Restaurants are a less impactful use and do not warrant Conditional Use authorization in most NCDs, we recognize that some neighborhoods may have an overconcentration and there appears to be neighborhood consensus on Union Street for requiring Conditional Use authorization for Limited-Restaurants.
- By definition, Limited-Restaurants cannot have a License Type 47 or 49; the language that the Department is recommending be deleted from the Ordinance is unnecessary and contradicts the definition of a Limited-Restaurant.

ENVIRONMENTAL REVIEW

The Department determined that the proposed amendment is exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines.

PUBLIC COMMENT

The Department has received no public comment on this proposal.

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|---|
| RECOMMENDATION: Recommendation of Approval with Modifications |
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
Exhibit B: Draft Board of Supervisors Ordinance [Board File No. 12-0773]



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE SEPTEMBER 6, 2012

Project Name: **Reinstate Union Street Liquor License Controls**
Case Number: 2012.0947T [Board File No. 12-0773]
Initiated by: Supervisor Farrell
Introduced on: July 17, 2012
Staff Contact: Aaron Starr, Legislative Affairs
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Recommendation: **Recommend Approval with Modifications**

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE SAN FRANCISCO PLANNING CODE BY AMENDING PLANNING CODE SECTION 725.1 TO REINSTATE CONTROLS TO PROHIBIT LIQUOR LICENSE TYPES 47 AND 49 IN THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND BY REQUIRING CONDITIONAL USE AUTHORIZATION FOR LIMITED RESTAURANTS.

WHEREAS, on July 17, 2012, Supervisors Farrell introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 12-0773, which would amend the San Francisco Planning Code by amending Planning Code section 725.1 to reinstate controls to prohibit liquor license types 47 and 49 in the Union Street Neighborhood Commercial District and by requiring Conditional Use authorization for Limited Restaurants; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 6, 2012; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modifications** the proposed Ordinance. Specifically, the Commission recommends the following modifications:

Modify the proposed Ordinance in the following manner (underlined text is language proposed in the Ordinance, strike through text is proposed for removal by the Planning Department):

No new alcoholic beverage license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant ~~or Limited Restaurant~~ located within the Union Street NCD to another Restaurant ~~or Limited Restaurant~~, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. Planning Department and Commission intended to preserve as many existing tailored controls for neighborhood commercial districts in the Restaurant Ordinance as possible.
2. While the Commission finds that Limited-Restaurants are a less impactful use and do not warrant Conditional Use authorization in most neighborhoods, the Commission recognizes that some neighborhoods may have an overconcentration and there appears to be neighborhood consensus on Union Street for requiring Conditional Use authorization for Limited-Restaurants.
3. By definition, Limited-Restaurants cannot have a License Type 47 or 49; the language that the Commission is recommending be deleted from the Ordinance is unnecessary and contradicts the definition of a Limited-Restaurant.
4. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

I. COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6 MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The proposed Ordinance seeks to limit the number of eating and drinking establishments within the Union Street Neighborhood Commercial District to help preserve a diversity of uses including neighborhood serving businesses.

8. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance seeks to limit the number of eating and drinking establishments within the Union Street Neighborhood Commercial District to help preserve a diversity of uses including neighborhood serving businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance will help preserve existing neighborhood character by ensuring that one type of use, mainly eating and drinking uses, do not over saturate the district.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance will have no adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance will have no impact on the City's ability to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

Landmarks and historic buildings would not be negatively impacted by the proposed Ordinance.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The City's parks and open space and their access to sunlight and vistas would be unaffected by the proposed Ordinance.

- 8. Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance as described in this Resolution and in the proposed Ordinance with the modification outlined above.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 6, 2012.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 23, 2012

Planning Commission
Attn: Linda Avery
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Dear Commissioners:

On July 17, 2012, Supervisor Farrell introduced the following proposed legislation:

File No. 120773

Ordinance amending the San Francisco Planning Code Section 725.1 to: 1) reinstate controls to prohibit liquor license types 47 and 49 in the Union Street Neighborhood Commercial District; and 2) requiring conditional use authorization for Limited Restaurants; and making environmental findings and findings of consistency with the General Plan.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Miller".

By: Alisa Miller, Committee Clerk
Land Use & Economic Development Committee

- c: John Rahaim, Director of Planning
- Scott Sanchez, Zoning Administrator
- Bill Wycko, Chief, Major Environmental Analysis
- AnMarie Rodgers, Legislative Affairs
- Monica Pereira, Environmental Planning
- Joy Navarrete, Environmental Planning

1 [Planning Code - Reinstating Liquor License Controls and Establishing Conditional Use
2 Requirement for Limited Restaurants - Union Street Neighborhood Commercial District]

3
4 **Ordinance amending the San Francisco Planning Code Section 725.1 to: 1) reinstate**
5 **controls to prohibit liquor license types 47 and 49 in the Union Street Neighborhood**
6 **Commercial District; and 2) requiring conditional use authorization for Limited**
7 **Restaurants; and making environmental findings and findings of consistency with the**
8 **General Plan.**

9 NOTE: Additions are *single-underline italics Times New Roman*;
10 deletions are *strike-through italics Times New Roman*.
11 Board amendment additions are double-underlined;
12 Board amendment deletions are ~~strikethrough-normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings.

15 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
16 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
17 Planning Commission Resolution No. _____, and incorporates such reasons herein
18 by reference. A copy of said Planning Commission Resolution is on file with the Clerk of the
19 Board of Supervisors in File No. _____.

20 (b) The Board of Supervisors finds that this ordinance is in conformity with the
21 General Plan, and the Priority Policies of Planning Code Section 101.1 for the reasons set
22 forth in Planning Commission Resolution No. _____, and hereby incorporates those
23 reasons by reference.

24 (c) The Planning Department has determined that the actions contemplated in this
25 ordinance are in compliance with the California Environmental Quality Act (California Public

1 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the
2 Board of Supervisors in File No. _____ and is incorporated herein by reference.

3 Section 2. The San Francisco Planning Code is hereby amended by amending Section
4 725.1, to read as follows:

5 **SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

6 The Union Street Commercial District is located in northern San Francisco between the
7 Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van
8 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.
9 The shopping area provides limited convenience goods for the residents of sections of the
10 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately
11 surrounding the street. Important aspects of Union Street's business activity are eating and
12 drinking establishments and specialty shops whose clientele comes from a wide trade area.
13 There are also a significant number of professional, realty, and business offices. Many
14 restaurants and bars as well as the district's two movie theaters are open into the evening
15 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous
16 business.

17 The Union Street District controls are designed to provide sufficient growth
18 opportunities for commercial development that is in keeping with the existing scale and
19 character, promote continuous retail frontage, and protect adjacent residential livability.
20 Small-scale buildings and neighborhood-serving uses are promoted, and rear yards above
21 the ground story and at all residential levels are protected. Most commercial development is
22 permitted at the first two stories of new buildings, while retail service uses are monitored at
23 the third story and above. Controls are necessary to preserve the remaining convenience
24 businesses and to reduce the cumulative impacts which the growth of certain uses have on
25 neighborhood residents. Such controls prohibit additional drinking establishments and limit

1 additional eating establishments, entertainment, and financial service uses. Most automobile
 2 and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize
 3 further traffic congestion.

4 Housing development in new buildings is encouraged above the second story.
 5 Existing residential units are protected by limitations on demolitions and upper-story
 6 conversions.

7 **SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING**

8 **CONTROL TABLE**

| No. | Zoning Category | § References | Union Street Controls |
|---------------------------|--------------------------------------|---|--|
| BUILDING STANDARDS | | | |
| 725.10 | Height and Bulk Limit | §§ <u>102.12</u> , <u>105</u> , <u>106</u> , <u>250 - 252</u> , <u>260</u> , <u>261.1</u> , <u>270</u> , <u>271</u> | 40-X Height Sculpting on Alleys: § <u>261.1</u> |
| 725.11 | Lot Size <i>[Per Development]</i> | §§ <u>121.1</u> , <u>790.56</u> | P, up to 4,999 sq. ft. C 5,000 sq. ft. & above § <u>121.1</u> |
| 725.12 | Rear Yard | §§ <u>130</u> , <u>134</u> , <u>136</u> | Required at the second story and above and at all residential levels § <u>134(a)</u> (e) |
| 725.13 | Street Frontage | § <u>145.1</u> | Required |

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|--|---|--|---|
| | | | § 145.1 |
| 725.14 | Awning | § 790.20 | P § 136.1(a) |
| 725.15 | Canopy | § 790.26 | P § 136.1(b) |
| 725.16 | Marquee | § 790.58 | P § 136.1(c) |
| 725.17 | Street Trees | | Required § 138.1 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 725.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.0 to 12 § 124(a) (b) |
| 725.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 725.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153 - 157, 159 - 160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 725.23 | Off-Street Freight Loading | §§ 150, 153 - 155, 204.5 | Generally, none required if gross floor |

| | | | |
|--------|--------------------------|--|---|
| | | | area is less than 10,000 sq. ft. §§ <u>152</u> , <u>161(b)</u> |
| 725.24 | Outdoor Activity Area | § <u>790.70</u> | P if located in front; C if located elsewhere § <u>145.2(a)</u> |
| 725.25 | Drive-Up Facility | § <u>790.30</u> | |
| 725.26 | Walk-Up Facility | § <u>790.140</u> | P if recessed 3 ft.; C if not recessed § <u>145.2(b)</u> |
| 725.27 | Hours of Operation | § <u>790.48</u> | P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m. |
| 725.30 | General Advertising Sign | §§ <u>262</u> , <u>602</u> - <u>604</u> , <u>608</u> , <u>609</u> | |
| 725.31 | Business Sign | §§ <u>262</u> , <u>602</u> - <u>604</u> , <u>608</u> , <u>609</u> | P § <u>607.1(f)(2)</u> |
| 725.32 | Other Signs | §§ <u>262</u> , <u>602</u> - <u>604</u> , <u>608</u> , <u>609</u> | P § <u>607.1(c) (d) (g)</u> |

| No. | Zoning Category | § References | Union Street |
|-----|-----------------|------------------|-------------------|
| | | | Controls by Story |
| | | § <u>790.118</u> | |

| | | | 1st | 2nd | 3rd+ |
|----------------------------------|---|------------------|-----|-----|------|
| 725.38 | Residential Conversion | § <u>790.84</u> | P | C | C |
| 725.39 | Residential Demolition | § <u>790.86</u> | P | C | C |
| Retail Sales and Services | | | | | |
| 725.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § <u>790.102</u> | P | P | |
| 725.41 | Bar | § <u>790.22</u> | | | |
| 725.43 | Limited-Restaurant | § <u>790.90</u> | PC# | | |
| 725.44 | Restaurant | § <u>790.91</u> | C# | | |
| 725.45 | Liquor Store | § <u>790.55</u> | C | | |
| 725.46 | Movie Theater | § <u>790.64</u> | P | | |
| 725.47 | Adult Entertainment | § <u>790.36</u> | | | |
| 725.48 | Other Entertainment | § <u>790.38</u> | C | | |

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|----|--------|----------------------|---------------------------|---|---|---|
| 1 | 725.49 | Financial Service | § <u>790.110</u> | C | C | |
| 2 | | | | | | |
| 3 | 725.50 | Limited Financial | § <u>790.112</u> | | | |
| 4 | | Service | | P | | |
| 5 | | | | | | |
| 6 | 725.51 | Medical Service | § <u>790.114</u> | | | |
| 7 | | | | P | P | C |
| 8 | | | | | | |
| 9 | 725.52 | Personal Service | § <u>790.116</u> | | | |
| 10 | | | | P | P | C |
| 11 | | | | | | |
| 12 | 725.53 | Business or | § <u>790.108</u> | | | |
| 13 | | Professional Service | | P | P | C |
| 14 | | | | | | |
| 15 | 725.54 | Massage | § <u>790.60,</u> | | | |
| 16 | | Establishment | § <u>1900</u> | | | |
| 17 | | | Health Code | | | |
| 18 | | | | | | |
| 19 | 725.55 | Tourist Hotel | § <u>790.46</u> | | | |
| 20 | | | | C | C | C |
| 21 | | | | | | |
| 22 | 725.56 | Automobile Parking | §§ <u>156, 160, 790.8</u> | | | |
| 23 | | | | C | C | C |
| 24 | | | | | | |
| 25 | 725.57 | Automotive Gas | § <u>790.14</u> | | | |
| | | Station | | | | |
| | 725.58 | Automotive Service | § <u>790.17</u> | | | |
| | | Station | | | | |

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|----|---------|--------------------|--------------------|---|---|---|
| 1 | 725.59 | Automotive Repair | § <u>790.15</u> | | | |
| 2 | 725.60 | Automotive Wash | § <u>790.18</u> | | | |
| 3 | 725.61 | Automobile Sale or | § <u>790.12</u> | | | |
| 4 | | Rental | | | | |
| 5 | 725.62 | Animal Hospital | § <u>790.6</u> | | | |
| 6 | | | | C | | |
| 7 | 725.63 | Ambulance Service | § <u>790.2</u> | | | |
| 8 | 725.64 | Mortuary | § <u>790.62</u> | | | |
| 9 | 725.65 | Trade Shop | § <u>790.124</u> | | | |
| 10 | | | | P | C | |
| 11 | 725.66 | Storage | § <u>790.117</u> | | | |
| 12 | 725.68 | Fringe Financial | § <u>790.111</u> | | | |
| 13 | | Service | | | | |
| 14 | 725.69 | Tobacco | § <u>790.123</u> | | | |
| 15 | | Paraphernalia | | C | | |
| 16 | | Establishments | | | | |
| 17 | 725.69B | Amusement Game | § <u>790.04</u> | | | |
| 18 | | Arcade (Mechanical | | | | |
| 19 | | Amusement Devices) | | | | |
| 20 | 725.69C | Neighborhood | § <u>102.35(a)</u> | | | |
| 21 | | Agriculture | | P | P | P |

| | | | | | | |
|----|---|--|---|--|---|---|
| 1 | 725.69D | Large-Scale Urban Agriculture | § <u>102.35(b)</u> | C | C | C |
| 2 | Institutions and Non-Retail Sales and Services | | | | | |
| 3 | 725.70 | Administrative Service | § <u>790.106</u> | | | |
| 4 | 725.80 | Hospital or Medical Center | § <u>790.44</u> | | | |
| 5 | 725.81 | Other Institutions, Large | § <u>790.50</u> | P | C | C |
| 6 | 725.82 | Other Institutions, Small | § <u>790.51</u> | P | P | P |
| 7 | 725.83 | Public Use | § <u>790.80</u> | C | C | C |
| 8 | 725.84 | Medical Cannabis Dispensary | § <u>790.141</u> | P | | |
| 9 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 10 | 725.90 | Residential Use | § <u>790.88</u> | P | P | P |
| 11 | 725.91 | Residential Density, Dwelling Units | §§ <u>207, 207.1,</u> <u>790.88(a)</u> | Generally, 1 unit per 600 sq. ft. lot area § <u>207.4</u> | | |
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| 1 | 725.92 | Residential Density, Group Housing | §§ <u>207.1, 790.88(b)</u> | Generally, 1 bedroom per 210 sq. ft. lot area § <u>208</u> |
| 2 | 725.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ <u>135, 136</u> | Generally, either 80 sq. ft if private, or 100 sq. ft. if common § <u>135(d)</u> |
| 3 | 725.94 | Off-Street Parking, Residential | §§ <u>150, 153 - 157, 159</u> - <u>160, 204.5</u> | Generally, 1 space for each dwelling unit §§ <u>151, 161(a) (g)</u> |
| 4 | 725.95 | Community Residential Parking | § <u>790.10</u> | |

SPECIFIC PROVISIONS FOR THE UNION STREET NEIGHBORHOOD

COMMERCIAL DISTRICT

| Section | Other Code Section | Zoning Controls |
|----------|-----------------------|---|
| § 725.44 | § <u>790.91</u> | UNION STREET RESTAURANTS Boundaries: Applicable to the Union Street |

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| | | <p>Neighborhood Commercial District</p> <p>Applicability: The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § <u>178(c)</u> of the Planning Code.</p> <p>Controls: The Planning Commission may approve a <u>R</u>restaurant if, in addition to meeting the criteria set forth in Section <u>303</u>, <u>(1)</u> the use (1) is located on the ground floor, and <u>(2)</u> the Planning Commission finds that an additional <u>R</u>restaurant would not result in a net total of more than 44 restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply <u>Article 7</u> zoning controls for Union Street Full Service <u>R</u>restaurants to conditional use authorizations required by Planning Code § <u>178</u>, including but not limited to significant alterations, modifications, and intensifications of use. <u>No new alcoholic beverage license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant or Limited</u></p> |
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| | | <p><i>Restaurant located within the Union Street NCD to another Restaurant or Limited Restaurant, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.</i></p> |
| <p>§ 725.68</p> | <p>§ <u>249.35</u></p> | <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section <u>249.35</u>. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection <u>249.35(c)(3)</u>.</p> |

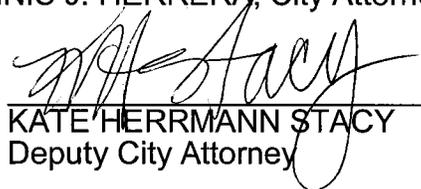
Section 3. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,

1 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
2 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
3 Board amendment deletions in accordance with the "Note" that appears under the official
4 title of the legislation.

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6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By:


9 KATE HERRMANN STACY
10 Deputy City Attorney