



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Change

HEARING DATE: MAY 22, 2014

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San Francisco,
CA 94103-2479

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Project Name: Amendments to the Mission Alcoholic Beverage Special Use District
Case Number: 2014.0509T [Board File No. 140236]
Initiated by: Supervisor Campos / Introduced March 11, 2014
Staff Contact: Diego R Sánchez, Legislative Affairs
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Reviewed by: Aaron Starr, Acting Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance would 1) amend the Mission Alcoholic Beverage Special Use District (Planning Code Section 249.60) to allow mini-golf courses functionally and/or physically integrated with a Restaurant use to obtain liquor licenses from within the Special Use District (hereinafter SUD) as well as from outside the Special Use District and 2) make environmental findings, Planning Code Section 302 findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

The Way It Is Now:

The Mission Alcoholic Beverage SUD outlines the alcohol-related uses that may obtain liquor licenses from within the SUD and/or from outside the SUD. Uses permitted to transfer alcohol licenses from both inside and outside the district include restaurants operating as a bona-fide eating place, non-profit theaters, bowling alleys and single screen movie theaters. Uses allowed to transfer an alcohol license only from within the district include general grocery stores, specialty grocery stores, and bars. Mini-golf courses, irrespective of their integration with a restaurant use, are not a use that is allowed to obtain a liquor license within the SUD.

The Way It Would Be:

The proposed Ordinance would modify subsection (b)(1)(C) of the Mission Alcoholic Beverage SUD to allow mini-golf courses that are functionally and/or physically integrated with a Restaurant use to obtain liquor licenses from within the SUD as well as from outside the SUD.

ISSUES AND CONSIDERATIONS

- The Mission Alcoholic Beverage SUD applies to the area generally bounded by Guerrero Street, San Jose Avenue, Randall Street, Mission Street, Cesar Chavez Street, Potrero Avenue and Fourteenth Street, (See Exhibit B for a map of the Special Use District). The SUD was established because of a large number of establishments dispensing alcoholic beverages within the SUD for

both on-site and off-site consumption. This concentration of alcoholic beverage establishments has contributed to numerous peace, health, safety and general welfare problems in the area.

- **Continual modification of subsection (b)(1)(C).** Since 2011 the SUD has had two substantive modifications. The first modification (Board File 110767), effective in 2011, added bowling alleys and single screen movie theaters as uses that are allowed to serve alcoholic beverages. The second modification (Board File 130459), effective in 2013, was a major reorganization of the SUD that eased restrictions on the types of grocery stores that can sell alcoholic beverages, loosened controls on the temporary closure and expansion or relocation of existing alcohol serving establishments and added “good neighbor” operating policies among other modifications. The proposed Ordinance would constitute a third substantive change since 2011.
- **The addition of undefined uses to the Planning Code.** Currently four uses may transfer liquor licenses from within and outside the SUD. Of these uses, one (bowling alleys) is not defined in the Planning Code. The proposed Ordinance, in its current form, would add another undefined use (mini-golf courses). Undefined uses potentially create uncertainty regarding the extent of allowed activities given that no detailed and clear definition exists. This is in contrast to defined uses, where the scope of allowed activities is codified.

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* to the proposed Ordinance. Department Staff recommends the following modifications:

1. Modify subsection (b)(1)(C) so that the uses “bowling alleys” and “mini-golf courses” are replaced with Other Entertainment uses that do not require a Place of Entertainment Permit. The proposed language is as follows:

Other Entertainment uses, as defined in Section 790.38, but excluding those uses that require a Place of Entertainment permit, shall be permitted to serve alcoholic beverages along with any Restaurant use which is functionally and/or physically integrated with such Other Entertainment use.

2. Clarify that the uses listed under subsection (b)(1), which includes bona-fide eating establishments, are allowed new, original ABC licenses. The proposed text is as follows:

The following uses shall be eligible for liquor licenses transferred from within the SUD as well as licenses transferred from outside the SUD or original licenses from the California Department of Alcoholic Beverage Control.

BASIS FOR RECOMMENDATION

The Department is in general support of the proposed Ordinance as the proposed Ordinance follows an established practice within the Planning Code of allowing the on-site consumption of alcohol in conjunction with a Restaurant use. The Department is also in general support of the proposed Ordinance because it will contribute to neighborhood vitality by spurring new economic activity, facilitating the emergence of businesses employing innovative operating models within underutilized buildings.

Recommendation 1

Rather than amending the Planning Code for each new type of entertainment use proposed within the SUD, the Department recommends amending the proposed Ordinance so that a variety of entertainment uses, not just mini-golf, would be permitted. The proposed modification would allow a variety of recreational activities, including but not limited to, bowling alleys, billiard parlors, skating rinks and mini-golf courses, to transfer liquor licenses from within and outside of the SUD when functionally and/or physically integrated with a Restaurant use. Further, the Department's recommendation utilizes an existing defined use in the Planning Code, maintaining consistency and clarity within the Code.

The Department's proposed modification excludes live performance activities, including, but not limited to, plays, song and dance acts, poetry recitation, the playing or use of any instrument capable of producing or used to produce musical or percussion sounds and fashion or style shows. Current practice is to generally exclude these uses from transferring liquor licenses when not conducted by a non-profit theater entity.

Recommendation 2

This proposed modification clarifies that those uses that currently enjoy the right to transfer liquor licenses from within and outside the SUD also may obtain new, original ABC licenses. This is in conformance with current Planning Department practice.

ENVIRONMENTAL REVIEW

The proposed amendments to the Planning Code have been reviewed and found exempt from the California Environmental Quality Act ("CEQA") per Sections 15060(c) and 15378.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any input from the public regarding the proposed Ordinance.

RECOMMENDATION: Approval with Modifications
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Attachments:

- Draft Planning Commission Resolution
- Draft Board of Supervisors Ordinance [File No. 140236]
- Map of the Mission Alcoholic Beverage Special Use District



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution HEARING DATE MAY 22, 2014

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Recommendation: Recommend Approval with Modifications

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD 1) AMEND PLANNING CODE SECTION 249.60 TO ALLOW SPECIFIED OTHER ENTERTAINMENT USES FUNCTIONALLY AND/OR PHYSICALLY INTEGRATED WITH A RESTAURANT USE TO OBTAIN A LIQUOR LICENSE AND 2) ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on March 11, 2014, Supervisors Campos introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 140236, which would amend Planning Code Section 249.60 of the Planning Code to allow mini-golf courses functionally and/or physically integrated with a Restaurant use to obtain liquor licenses;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 22, 2014; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c) and 15378; 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 and adopts the Draft Resolution to that effect.

The Commission recommended modifications would allow specified Other Entertainment uses to obtain liquor licenses and clarify that those uses currently allowed transfers from within and outside the Special Use District are allowed original ABC licenses.

Specifically, the Commission recommends

- Modification to subsection (b)(1)(C) as follows:
Other Entertainment uses, as defined in Section 790.38, but excluding those uses that require a Place of Entertainment permit, shall be permitted to serve alcoholic beverages along with any Restaurant use which is functionally and/or physically integrated with such Other Entertainment use.
- Modification to subsection (b)(1) as follows:
The following uses shall be eligible for liquor licenses transferred from within the SUD as well as licenses transferred from outside the SUD *or original licenses from the California Department of Alcoholic Beverage Control.*

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. The Mission Alcoholic Beverage Special Use District, Planning Code Section 249.60, applies to the area generally bounded by Guerrero Street, San Jose Avenue, Randall Street, Mission Street, Cesar Chavez Street, Potrero Avenue and Fourteenth Street.
2. The Mission Alcoholic Beverage Special Use District regulates alcohol related uses including liquor stores, eating and drinking uses and other retail uses.
3. The Mission Alcoholic Beverage Special Use District allows specified alcohol related uses which are not likely to generate negative impacts on the surrounding area to obtain liquor licenses from within and outside of the Special Use District.
4. The proposed Ordinance, with the proposed modifications, will allow specified Other Entertainment uses to transfer liquor licenses from within and outside of the Mission Alcoholic Beverage Special Use District. These specified Other Entertainment uses are ones that are not likely to generate negative impacts on the surrounding area and will be required to be functionally and/or physically integrated with a Restaurant use.
5. The proposed Ordinance, with the proposed modifications, will clarify that those uses that currently enjoy the right to transfer liquor licenses from within and outside of the Mission Alcoholic Beverage Special Use District also enjoy the right to obtain original licenses from the California Department of Alcoholic Beverage Control, in conformance with current practice.

6. The proposed Ordinance, with the proposed modifications, will minimize the need for continual amendment of the Special Use District.
7. The Commission believes that the proposed Ordinance, with the proposed modifications, will facilitate the addition of businesses that provide commercial recreational activities in a manner that is consistent with the neighborhood character, that is appropriate for thriving neighborhood serving commercial districts and that will not contribute to the deterioration of the surrounding neighborhood.
8. **General Plan Compliance.** The proposed Ordinance is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed Ordinance will help maintain a favorable social and cultural climate in San Francisco as it enhances the cultural and recreational activities available to the employees of existing and future firms.

OBJECTIVE 6:

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

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The proposed Ordinance will allow small business enterprises involved in commercial recreational activities to obtain liquor licenses in conjunction with a Restaurant use. This flexibility will allow such small businesses to maintain a diverse and unique retail experience within local neighborhoods and shopping areas and allows these small businesses the ability to respond and adapt to the changes in consumer demands.

9. **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:

- a. 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 will have a positive impact on neighborhood-serving retail uses. The proposed Ordinance will allow neighborhood-serving retail uses to expand the universe of goods offered and enrich the customer experience. The proposed Ordinance will not impact opportunities for resident employment in, and ownership of, neighborhood-serving retail.

- b. 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 not have a negative effect on housing as it concerns itself the operation of retail establishments. The neighborhood character will not be adversely affected by the proposed Ordinance as it seeks to enrich the diversity of available cultural and economic activities.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing as the proposed Ordinance is focused on retail uses.

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

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

- e. 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 as the proposed Ordinance affects only retail uses. Future opportunities for resident employment or ownership in these sectors would not be impaired by the proposed Ordinance.

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

The proposed Ordinance would not have an impact on City's preparedness against injury and loss of life in an earthquake.

- g. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an impact on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an impact on the City's parks and open space and their access to sunlight and vistas as the proposed Ordinance deals with the operational restrictions on retail uses.

- 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.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 22, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: May 22, 2014

1 [Planning Code - Mission Alcoholic Beverage Special Use District]

2
3 **Ordinance amending the Planning Code, Mission Alcoholic Beverage Special Use**
4 **District, to allow mini-golf courses functionally and/or physically integrated with a**
5 **restaurant use to obtain liquor licenses; and making environmental findings, Planning**
6 **Code, Section 302 findings, and findings of consistency with the General Plan, and the**
7 **eight priority policies of Planning Code, Section 101.1.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

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

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 ordinance comply with the California Environmental Quality Act (California Public Resources
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20 Supervisors in File No. ____ and is incorporated herein by reference.

21 (b) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
22 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
23 in Planning Commission Resolution No. _____ and the Board incorporates such reasons
24 herein by reference. A copy of Planning Commission Resolution No. _____ is on file with the
25 Clerk of the Board of Supervisors in File No. _____.

1 (c) On _____, the Planning Commission, in Resolution No. _____, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. _____, and is incorporated herein by reference.
6

7 Section 2. The Planning Code is hereby amended by revising Section 249.60, to read
8 as follows:

9 **SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT.**

10 The Mission Alcoholic Beverage Special Use District (SUD) applies to the area
11 generally bounded by Guerrero Street, San Jose Avenue, Randall Street, Mission Street,
12 Cesar Chavez Street, Potrero Avenue and Fourteenth Street, as designated on Sectional
13 Maps 7SU and 8SU of the Zoning Map of the City and County of San Francisco. The controls
14 apply only within the boundaries of the SUD. There is a large number of establishments
15 dispensing alcoholic beverages, including beer and wine, for both on-site and off-site
16 consumption in this area. Bars and Restaurants are concentrated on the commercial corridors
17 of Valencia Street, Mission Street, and 24th Street. Liquor Stores selling off-site liquor are
18 distributed throughout this area. This concentration of alcoholic beverage establishments has
19 contributed to numerous peace, health, safety and general welfare problems in the area.

20 The SUD, which has been in effect since 1987, was established to prohibit new
21 establishments, or expansion of existing establishments, selling alcoholic beverages within
22 the area and prohibited the transfer of liquor licenses. This has resulted in a freezing of
23 entitlements that have less rigorous required operating conditions than are required today.
24 While a net increase in Liquor Stores will continue to be prohibited, the transfer of a liquor
25 license is permissible if the operating conditions currently in effect in the City and County of

1 San Francisco are imposed on the transferee. The area would also benefit from new Grocery
2 Stores of any size that may incidentally sell alcoholic beverages.

3 The following restrictions shall apply within such district:

4 (a) Prohibition of New Liquor Stores. No new Liquor Store, as defined in Section
5 790.55 of this Code, shall be permitted in the SUD, except that an existing Liquor Store may
6 relocate pursuant to subsection (d) below.

7 (b) Allowed Alcohol-related Uses. Certain uses which are not likely to generate
8 negative impacts on the surrounding area shall be allowed within the SUD as set forth below:

9 (1) The following uses shall be eligible for liquor licenses transferred from within
10 the SUD as well as licenses transferred from outside the SUD:

11 (A) Bona Fide Eating Places. A Restaurant Use, as defined in Section 790.91 of
12 this Code, operating as a Bona Fide Eating Place, as defined in Section 790.142, shall be
13 permitted to serve alcoholic beverages in this SUD.

14 (B) Non-Profit Theaters. A non-profit theater shall be permitted to serve
15 alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a
16 building intended to be used for the specific purposes of presenting any act, play, revue,
17 pantomime, scene, song, dance act, or song and dance act, conducted or participated in by
18 one or more persons, whether or not such person or persons are compensated for such
19 performance, and which is exempted from payment of income tax under Section 23701d of
20 the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue
21 Code of the United States. A "non-profit theater" shall not include any dance hall, as defined
22 in Section 1022 of the San Francisco Police Code, a billiard parlor, pool hall, bowling alley, or
23 adult entertainment business as defined in Section 790.36 of this Code.

24

25

1 (C) Bowling Alleys and Mini-Golf Courses. A bowling alley or a mini-golf course
2 shall be permitted to serve alcoholic beverages along with any Restaurant use which is
3 functionally and/or physically integrated with such bowling alley or mini-golf course.

4 (D) Single Screen Movie Theaters. A single screen movie theater shall be
5 permitted to serve alcoholic beverages, provided that (i) such use is defined as a movie
6 theater in Section 790.64 of this Code and contains only a single screen and auditorium, (ii)
7 only beer and wine are offered for consumption, and (iii) such beer and wine are: (aa) only
8 consumed on the premises and primarily in the main theater auditorium, (bb) only sold and
9 consumed by ticketholders and only immediately before and during performances, and (cc)
10 only offered in conjunction with the screening of films and not as an independent element of
11 the establishment that is unrelated to the viewing of films.

12 (2) The following uses shall be eligible for liquor licenses transferred from within
13 the district:

14 (A) General Groceries as defined in Section 790.102 (a) of this Code or
15 Specialty Groceries, as defined in Section 790.102 (b) that are 5,000 square feet or smaller so
16 long as the percentage of gross square footage devoted to alcohol sales is consistent with the
17 limits set forth in Section 703.2(b)(1)(C)(vi). Such use shall require a Conditional Use
18 authorization and shall be limited to a Type 20 Liquor License for Specialty Groceries and
19 General Groceries, except that such use shall not sell a single beer or malt beverage in a
20 container size of 24 oz. or smaller, or sell any malt beverage with an alcohol content greater
21 than 5.7% by volume; or any wine in a container size less than 375 ml or with an alcohol
22 content of greater than 15% by volume, except for "dinner wines" that have been aged two
23 years or more and maintained in a corked bottle.

24 (B) General Groceries as defined in Section 790.102 (a) of this Code or
25 Specialty Groceries, as defined in Section 790.102 (b) that are greater than 5,000 square feet.

1 Such use shall require a Conditional Use authorization and shall be subject to the limitations
2 set forth in Section 790.55 of this Code.

3 (C) A new or relocated Bar, as defined in Section 790.22, shall be considered
4 pursuant to the underlying zoning, except that such authorization shall be as a Conditional
5 Use. A new Bar shall use a liquor license transferred from another Bar from within the SUD.

6 (c) Existing Liquor Establishments. For purposes of this subsection, "liquor
7 establishment" shall mean any establishment licensed by the State of California to sell
8 alcoholic beverages except for those uses listed in subsection (b)(1)-(2) above. Any liquor
9 establishment lawfully existing prior to the effective date of this Ordinance No. 180-13 and
10 licensed by the State of California for the retail sale of alcoholic beverages, so long as
11 otherwise lawful, is considered a nonconforming use pursuant to Section 180 , and is subject
12 to the restrictions of Sections 181 and 183 with the following exceptions:

13 (1) Renovation and Repair. Temporary closure of an existing liquor establishment
14 for not more than 120 days for repair, renovation or remodeling is allowed so long as such
15 repair, renovation, or remodeling brings the existing use into closer conformity with the
16 controls of this SUD, with the underlying zoning, or with urban design principles found
17 elsewhere in this Code for active ground floor commercial spaces.

18 (2) Relocation. Relocation of an existing liquor establishment in this SUD to
19 another location within this SUD may be allowed with Conditional Use authorization from the
20 Planning Commission.

21 (3) Expansion. An existing liquor establishment may expand its use with
22 Conditional Use authorization from the Planning Commission. In reviewing the application for
23 such expansion, the Commission shall consider the establishment's prior operating
24 conditions.

1 (d) Good Neighbor Policies. The operating conditions established in Section 703.5
2 of this Code shall apply to all liquor establishments in this SUD in order to maintain the safety
3 and cleanliness of the premises and vicinity. In addition, all new, relocated, or expanded liquor
4 establishments, and any liquor establishment with a license referred for review to the Planning
5 Department by the State of California Department of Alcohol Beverage Control, shall comply
6 with the requirements set forth below. Liquor establishment shall have the meaning set forth in
7 subsection (c) above.

8 (1) The liquor establishment shall provide outside lighting in a manner sufficient to
9 illuminate street and sidewalk areas and any adjacent parking, as appropriate to maintain
10 security, without disturbing area residences.

11 (2) No more than 33 percent of the square footage of the windows and clear doors
12 of the liquor establishment shall bear advertising or signage of any sort, and all advertising
13 and signage shall be placed and maintained in a manner than ensures that law enforcement
14 personnel have a clear and unobstructed view of the interior of the premises from the exterior
15 public sidewalk or entrance to the premises. This requirement shall not apply to premises
16 where there are no windows, or where existing windows are located at a height that precludes
17 a view of the interior of the premises to a person standing outside the premises. Street facing
18 facades shall maintain at least 50 percent clear and visually-permeable glazing.

19 For any use authorized pursuant to a Conditional Use authorization after the
20 effective date of Ordinance No. _____ repeated violations of the Good Neighbor Policies set
21 forth in this Section, of the operating conditions set forth in Section 703.5 of this Code, or of
22 any conditions associated with a Condition of Approval shall require a hearing at the Planning
23 Commission to consider revocation of the Conditional Use authorization.

24 (e) Fringe Financial Services. In addition to all other applicable controls set forth in
25 this Code, properties in the Mission Alcoholic Beverage Special Use Subdistrict are within the

1 Fringe Financial Service Restricted Use District established by Section 249.35 and are subject
2 o the controls and exemptions set forth in Section 249.35.

3 Section 3. Effective Date. This ordinance shall become effective 30 days after
4 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
5 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
6 of Supervisors overrides the Mayor's veto of the ordinance.

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

10 By: _____
11 ANDREA RUIZ-ESQUIDE
12 Deputy City Attorney

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EXHIBIT B
MISSION STREET ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT



