

## LEGISLATIVE DIGEST

[Planning Code and Zoning Map - 9th Street Power Retail Special Use District - 555-9<sup>th</sup> Street]

**Ordinance: 1) amending the San Francisco Planning Code by adding Section 249.66 to establish the 9th Street Power Retail Special Use District for property located at 555-9<sup>th</sup> Street (Assessor's Block No. 3781, Lot No. 003); 2) amending the San Francisco Zoning Map Sheet SU08 to show the boundaries of the 9th Street Power Retail Special Use District; and 3) making 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.**

### Existing Law

Article 2 of the Planning Code establishes a number of Special Use Districts (SUDs) with special controls.

### Amendments to Current Law

The proposed legislation will add a new SUD to Article 2 that will facilitate the continued use and operation of an existing retail center at 555 9<sup>th</sup> Street.

### Background Section

Except for small retailers located on the ground floor, the subject site has been used as a location for large formula retail tenants with attendant off-street parking spaces for customers, guests, and invitees of the formula retail tenants. This retail center was designed for and is primarily suited only for large formula retail tenants, and since its completion the overwhelming number of tenants in the retail center have been large formula retail tenants. The subject site also has existing signage for advertising of tenant businesses at the site.

This retail center has been a pre-existing use for many years. Existing law, adopted well-after the construction, leasing, and use of the subject site, now prohibits formula retail tenants at the subject site without a conditional use authorization. The site is also contemplated to be used for a retail bank or financial institution. Existing law was not intended to change the pre-existing use of the site by the large formula retail tenants or by establishment of retail banks or retail financial institutions. The proposed legislation will continue the existing use at the site for large formula retail tenants and retail banks and financial institutions.