

File No. 181153 Committee Item No. 5
 Board Item No. 17

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date June 3, 2019

Board of Supervisors Meeting Date JUNE 11, 2019

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral CEQA 120518 |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral FYI 120518 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination 122718 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PLN Transmittal 022619 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral CEQA 031219 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral PC 031219 |
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Completed by: Erica Major Date May 30, 2019
 Completed by: Erica Major Date UW/10/19

1 [Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit
2 Districts, Arts Activities and Nighttime Entertainment Uses]

3 **Ordinance amending the Planning Code to allow Arts Activities as a principally**
4 **permitted use in the RCD (Regional Commercial District), to conditionally permit**
5 **Nighttime Entertainment uses within the RCD in historic buildings and buildings that**
6 **contribute to a historic district and to principally permit such uses in Article 10**
7 **Landmark Building No. 120 (St. Joseph’s Church at 1401 Howard Street), to exempt**
8 **Nighttime Entertainment in the RCD from the 200-foot buffer requirement, and to**
9 **require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom**
10 **Street Neighborhood Commercial Transit and RCD Districts; affirming the Planning**
11 **Department’s determination under the California Environmental Quality Act; making**
12 **findings of consistency with the General Plan, and the eight priority policies of**
13 **Planning Code, Section 101.1; and adopting findings of public necessity, convenience,**
14 **and general welfare under Planning Code, Section 302.**

15 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
16 **Additions to Codes** are in *single-underline italics Times New Roman font*.
17 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
18 **Board amendment additions** are in double-underlined Arial font.
19 **Board amendment deletions** are in ~~Arial font~~.
20 **Asterisks (* * * *)** indicate the omission of unchanged Code
21 subsections or parts of tables.

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

23 Section 1. Findings.

24 (a) The Planning Department has determined that the actions contemplated in this
25 ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. 181153 and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On February 6, 2019, the Historic Preservation Commission considered this
4 ordinance at a duly noticed public hearing and in Resolution No. 1020 recommended approval
5 with modifications. A copy of said Resolution is on file with the Clerk of the Board of
6 Supervisors in File No. 181153.

7 (c) On February 21, 2019, the Planning Commission, in Resolution No. 20389,
8 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
9 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
10 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
11 the Board of Supervisors in File No. 181153, and is incorporated herein by reference.

12 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
13 ordinance will serve the public necessity, convenience, and general welfare for the reasons
14 stated in Planning Commission Resolution No. 20389.

15
16 Section 2. Article 7 of the Planning Code is hereby amended by revising Sections
17 703.9, 758, and 823, to read as follows:

18 **SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET**
19 **NCT AND RCD DISTRICTS.**

20 The following controls are intended to support the economic viability of buildings of
21 historic importance within the Folsom NCT and RCD Districts.

22 (a) This ~~subsection (a)~~ Section 703.9 applies only to buildings that are a designated
23 landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV
24 pursuant to Article 11 of this Code and located within the Extended Preservation District, or a
25 building listed in or determined individually eligible for or contributory to a district listed on the

1 National Register of Historic Places or the California Register of Historical Resources by the
2 State Office of Historic Preservation.

3 (b) Non-Retail Professional Services, Retail Professional Services, Philanthropic
4 Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited
5 Financial Services, Health Services, Personal Services and Instructional Services, as defined
6 in Section 102, are Principally Permitted as of right. In the RCD District only, in addition to the
7 above uses, Arts Activities as defined in Section 102 are Principally Permitted and Nighttime
8 Entertainment uses as defined in Section 102 require Conditional Use authorization, except that
9 Nighttime Entertainment uses are Principally Permitted in Article 10 Landmark Building No.
10 120 (St. Joseph's Church at 1401 Howard Street). For all uses listed above, provided that prior to
11 the issuance of any necessary permits, the Zoning Administrator, with the advice of the
12 Historic Preservation Commission, shall determines that allowing the use will enhance the
13 feasibility of preserving the building. The project sponsor must also submit a Preservation,
14 Rehabilitation, and Maintenance Plan that describes any proposed preservation and rehabilitation
15 work and that guarantees the maintenance and upkeep of the historic resource for approval by the
16 Department. This Plan shall include:

17 (i) a plan for the ongoing maintenance of the subject property;

18 (ii) information regarding the nature and cost of any rehabilitation, restoration, or
19 preservation work to be conducted at the subject property, including information about any required
20 seismic, life safety, or disability access work;

21 (iii) a construction schedule; and

22 (iv) such other information as the Department may require in order to determine
23 compliance with this subsection 703.9(b).
24
25

1 (c) The Historic Preservation Commission shall review the proposed project for
2 compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any
3 applicable provisions of the Planning Code.
4

5 **SEC. 758. REGIONAL COMMERCIAL DISTRICT.**

6 The Regional Commercial District (RCD) is located along the 9th Street and 10th Street
7 corridors, generally running from Mission Street to Harrison Street, and provides for a wide
8 variety of commercial uses and services to a population greater than the immediate
9 neighborhood. While providing convenience goods and services to the surrounding
10 neighborhood, the RCD corridors are also heavily trafficked thoroughfares into and out of the
11 City that serve shoppers from other neighborhoods and cities.

12 Large-scale lots and buildings and wide streets distinguish the RCD from smaller-
13 scaled neighborhood commercial streets, although the district also includes small as well as
14 moderately scaled lots. Buildings typically range in height from two to four stories with
15 occasional taller structures.

16 A diverse commercial environment is encouraged for the RCD. Eating and drinking
17 establishments, general retail, office, certain auto uses, and production, distribution, and
18 repair uses generally are permitted with certain limitations at the first and second stories. Arts
19 ~~Activities~~ are encouraged on all floors, ~~but and~~ ~~nighttime~~ ~~entertainment~~ uses are ~~prohibited~~
20 allowed on the First and Second Stories in historic building with Conditional Use authorization,
21 except that Nighttime Entertainment uses are Principally Permitted in Article 10 Landmark
22 Building No. 120 (currently St. Joseph's Church at 1401 Howard Street).

23 Housing development is encouraged at the second story and above, and permitted on
24 the ground floor on smaller lots. Student housing is not permitted, and existing residential
25

units are protected by limitations on demolitions and conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

**Table 758. REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

Regional Commercial District				
Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
		Controls by Story		
		1st	2nd	3rd+
* * * *				
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§§ 102, 202.4	NP	NP	NP
<i>Arts Activities</i>	§ 102	<u>P</u>	<u>P</u>	<u>P</u>
<i>Entertainment, Nighttime</i>	§ 102	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP</u>
****	****	****	****	****

* Not listed below.

* * * *

(3) ~~Note deleted.~~ C on First and Second Story in historic buildings and P in Article 10 Landmark Building No. 120 (St. Joseph's Church at 1401 Howard Street) per Section 703.9, and subject to the Good Neighbor Policies for Nighttime Entertainment activities in Planning Code Section 803.5(b).

1
2 **SEC. 823. WESTERN SOMA SPECIAL USE DISTRICT.**

3 * * * *

4 (c) **Controls.** All provisions of the Planning Code shall apply except as otherwise
5 provided in this Section.

6 * * * *

7 (9) **Buffers from Nighttime Entertainment and Animal Services.**

8 Additional requirements applicable to ~~n~~Nighttime ~~e~~Entertainment uses and ~~k~~Kennels, as
9 defined in Section ~~102 224~~, are as follows:

10 (A) **Nighttime Entertainment.** No portion of a non-accessory
11 ~~n~~Nighttime ~~e~~Entertainment use, as defined in Section ~~102-17~~ of this Code, shall be permitted
12 within 200 linear feet of any property within a RED or RED-MX District. This buffer shall not
13 apply to (i) any ~~n~~Nighttime ~~e~~Entertainment use within the WMUO District where a ~~n~~Nighttime
14 ~~e~~Entertainment use that was established with a building permit application or a permit from the
15 Entertainment Commission or San Francisco Police Department was in operation within five
16 years prior to submission of a building permit application to re-establish a ~~n~~Nighttime
17 ~~e~~Entertainment use or (ii) a Nighttime Entertainment Use established within the Regional Commercial
18 District pursuant to Section 703.9(b) of this Code.

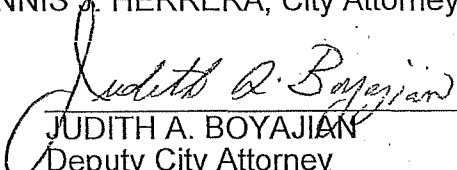
19 * * * *

20
21 Section 3. Effective Date. This ordinance shall become effective 30 days after
22 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
23 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
24 of Supervisors overrides the Mayor's veto of the ordinance.

1 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
5 additions, and Board amendment deletions in accordance with the "Note" that appears under
6 the official title of the ordinance.

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

10 By:


11 JUDITH A. BOYAJIAN
Deputy City Attorney

12 n:\legana\as2019\1900240\01365699.docx

REVISED LEGISLATIVE DIGEST
(Amended in Committee - June 3, 2019)

[Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit Districts, Arts Activities and Nighttime Entertainment Uses]

Ordinance amending the Planning Code to allow Arts Activities as a Principally Permitted Use in in the RCD (Regional Commercial District), to conditionally permit Nighttime Entertainment uses within the RCD in historic buildings and buildings that contribute to a historic district and to principally permit such uses in Article 10 Landmark Building No. 120 (St. Joseph's Church at 1401 Howard Street), to exempt Nighttime Entertainment in the RCD from the 200-foot buffer requirement, and to require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street Neighborhood Commercial Transit and RCD Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Existing Law

Planning Code Section 703.9 allows specified uses to be permitted as of right in historic buildings that are located within the Folsom Street Neighborhood Commercial Transit District and the Regional Commercial District. Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, must determine that allowing the use will enhance the feasibility of preserving the building. The Historic Preservation Commission reviews the proposed project for compliance with the Secretary of the Interior's Standards.

Planning Code Section 823(c)(9) requires a 200-foot buffer in the Western SoMa Special Use District between a non-accessory Nighttime Entertainment use and any property within a RED or RED-MX District. An exemption is provided for any Nighttime Entertainment use within the WMUO District that was established with a building permit application or a permit from the Entertainment Commission or San Francisco Police Department and was in operation within five years prior to submission of a building permit application to re-establish a Nighttime Entertainment use.

Amendments to Current Law

The proposed ordinance will:

- allow Arts Activities as Principal Uses throughout the Regional Commercial District (RCD);

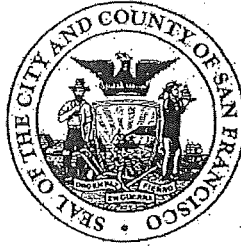
- conditionally permit Nighttime Entertainment uses within the RCD in historic buildings and buildings that contribute to a historic district;
- exempt from the 200-foot buffer requirement Nighttime Entertainment established within the RCD pursuant to Section 703.9; and
- principally permit Nighttime Entertainment uses in Landmark Building No. 120 (St. Joseph's Church at 1401 Howard Street); and
- require a Preservation, Rehabilitation and Maintenance Plan for uses within the RCD and the Folsom Street Neighborhood Commercial Transit District.

Background Information

Arts Activities and Nighttime Entertainment uses provide multiple benefits to the City. The arts form the basis of the identity of multiple Cultural Districts; these Cultural Districts help make San Francisco an attractive place to live, work, and socialize. Recent studies by the Office of the Controller confirm the Nighttime Entertainment sector's contribution to City revenues and employment growth. Land use regulations should accommodate new Arts Activities and Nighttime Entertainment uses. This can be done by relaxing existing prohibitions on those uses.

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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

March 12, 2019

File No. 181153-2

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On March 5, 2019, Supervisor Haney introduced the following substitute legislation:

File No. 181153-2

Ordinance amending the Planning Code to allow Arts Activities as a principally permitted use in the RCD (Regional Commercial District), to conditionally permit Nighttime Entertainment uses within the RCD in historic buildings and buildings that contribute to a historic district, to exempt Nighttime Entertainment in the RCD from the 200-foot buffer requirement, and to require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street Neighborhood Commercial Transit and RCD Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a direct or indirect physical change in the environment.

joy navarrete

1575

Digitally signed by joy navarrete
DN: dc=org, dc=sfgov, dc=cityplanning,
ou=CityPlanning, ou=Environmental Planning,
cn=joy navarrete,
email=joy.navarrete@sfgov.org
Date: 2019.04.24 16:05:56 -0700

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

December 5, 2018

File No. 181153

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On November 27, 2018, the Supervisor Kim introduced the following proposed legislation:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a direct or indirect physical change in the environment.

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2018.12.27 16:31:13 -0800

181153-

From: Sanchez, Diego (CPC)
Sent: Tuesday, March 12, 2019 4:24 PM
To: Major, Erica (BOS)
Cc: Starr, Aaron (CPC)
Subject: RE: REFERRAL CEQA/PC (181153-2) Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit Districts, Arts Activities and Nighttime Entertainment Uses

Erica,

I reviewed the substituted Ordinance and all the substantive changes were discussed and deliberated over at the Planning Commission hearing on February 21.

Its my understanding that in these cases the Planning Commission doesn't need to hear the Ordinance again.

Let us know if you agree.

Thanks

Diego

From: Starr, Aaron (CPC)
Sent: Tuesday, March 12, 2019 2:30 PM
To: Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>
Subject: FW: REFERRAL CEQA/PC (181153-2) Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit Districts, Arts Activities and Nighttime Entertainment Uses

Diego,

I don't think this needs to go back to the PC, but can you double check and then let Erica know?

Thanks,

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6362 **Fax:** 415-558-6409

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org



From: Major, Erica (BOS)
Sent: Tuesday, March 12, 2019 1:59 PM
To: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>
Subject: REFERRAL CEQA/PC (181153-2) Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit Districts, Arts Activities and Nighttime Entertainment Uses

Greetings,

This matter is being referred to the Planning Commission pursuant to Planning Code Section 302, for public hearing and recommendation and the Planning Department for environmental review. Please submit your response as soon as possible.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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SAN FRANCISCO PLANNING DEPARTMENT

February 26, 2019

Ms. Angela Calvillo, Clerk
Honorable Supervisor Haney
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2018-016400PCA:
Arts Activities and Nighttime Entertainment Uses in Historic Buildings
Board File No. 181153
Historic Preservation Commission Recommendation: Approval with
Modification
Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Haney,

On February 6, 2019, the Historic Preservation Commission conducted duly noticed public hearing at regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Haney, to amend the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted uses in historic buildings in the RCD (Regional Commercial District) district. At the hearing, the Historic Preservation Commission recommended approval with modification. On February 21, 2019, the Planning Commission conducted a duly noticed public hearing at regularly scheduled meeting to consider the same Ordinance. The Planning Commission also voted to recommend approval with modifications. The Historic Preservation Commission and the Planning Commission proposed the same modifications. The Commissions' proposed modifications are as follows:

1. Allow Arts Activities throughout the RCD district.
2. Conditionally permit Nighttime Entertainment uses within the RCD in historic buildings, including those that contribute to a historic district. Amend the RCD district narrative to reflect these changes.
3. Require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street NCT and RCD districts.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commissions.

Please find attached documents relating to the actions of the Commissions. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc:

Judith A. Boyajian, Deputy City Attorney
Abigail Rivamonte Mesa, Aide to Supervisor Haney
Erica Major, Office of the Clerk of the Board

Attachments:

Historic Preservation Commission Resolution
Planning Commission Resolution
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 1020 HEARING DATE FEBRUARY 6, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Arts Activities and Nighttime Entertainment Uses in Historic Buildings

Case Number: 2018-016400PCA [Board File No. 181153]

Initiated by: Supervisor Haney / Introduced November 27, 2018

Staff Contact: Diego Sanchez, Legislative Affairs
diego.sanchez@sfgov.org, 415-575-9082
Monica Giacomucci, Historic Preservation
monica.giacomucci@sfgov.org, 415-575-8714

Reviewed by: Aaron D. Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Tim Frye, Historic Preservation Officer
Tim.frye@sfgov.org, 415-575-6822

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO ALLOW ARTS ACTIVITIES AND NIGHTTIME ENTERTAINMENT AS PRINCIPALLY PERMITTED USES IN HISTORIC BUILDINGS IN THE RCD (REGIONAL COMMERCIAL DISTRICT) DISTRICT; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND ADOPTING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND GENERAL WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, on November 27, 2018 Supervisor Kim introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 181153, which would amend the Planning Code to allow Arts Activities and Nighttime Entertainment as principally permitted uses in historic buildings in the RCD (Regional Commercial District) district;

WHEREAS, upon taking office, Supervisor Haney took up sponsorship of Board File 181153;

WHEREAS, The Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 6, 2019; and,

WHEREAS, the proposed Ordinance has been determined to not be a project under the California Environmental Quality Act Section 15060(c)(2) and 15378; and

WHEREAS, the Historic Preservation 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 Historic Preservation Commission has reviewed the proposed Ordinance; and

WHEREAS, the Historic Preservation Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Historic Preservation Commission hereby approves with modifications the proposed ordinance.

The modifications include:

1. Allow Arts Activities throughout the RCD district.
2. Conditionally permit Nighttime Entertainment uses within the RCD in historic buildings, including those that contribute to a historic district. Apply the Good Neighbor Policies for Nighttime Entertainment uses to all Nighttime Entertainment CUs in the RCD. Amend the RCD district narrative to reflect these changes.
3. Require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street NCT and RCD districts.

Section 703.9 Preservation of Historic Buildings within the Folsom Street NCT and RCD Districts.

(a) This subsection (a) applies only to buildings that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible or contributory to a district listed on the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation

(b) Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, are principally permitted. ~~as of right~~ In the RCD District only, in addition to the uses above, Arts Activities as defined in Section 102 are principally permitted and Nighttime Entertainment uses as defined in Section 102 require Conditional Use authorization. For all uses listed above, provided that prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building. The project sponsor must also submit a Preservation, Rehabilitation, and Maintenance Plan that describes any proposed

preservation and rehabilitation work and that guarantees the maintenance and upkeep of the historic resource for approval by the Department. This Plan shall include:

- (i) a plan for the ongoing maintenance of the subject property;
- (ii) information regarding the nature and cost of any rehabilitation, restoration or preservation work to be conducted at the subject property, including information about any required seismic, life safety, or disability access work;
- (iii) a construction schedule; and
- (iv) any other such information as the Department may require to determine compliance of this subsection 703.9(b).

Section 758. REGIONAL COMMERCIAL DISTRICT.

The Regional Commercial District (RCD) is located along the 9th Street and 10th Street corridors, generally running from Mission Street to Harrison Street, and provides for a wide variety of commercial uses and services to a population greater than the immediate neighborhood. While providing convenience goods and services to the surrounding neighborhood, the RCD corridors are also heavily trafficked thoroughfares into and out of the City that serve shoppers from other neighborhoods and cities.

Large-scale lots and buildings and wide streets distinguish the RCD from smaller-scaled neighborhood commercial streets, although the district also includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

A diverse commercial environment is encouraged for the RCD. Eating and drinking establishments, general retail, office, certain auto uses, and production, distribution, and repair uses generally are permitted with certain limitations at the first and second stories. Arts Activities are encouraged on all floors ~~but nighttime entertainment uses are prohibited.~~ and Nighttime Entertainment uses are allowed on the first and second floors in historic buildings

Housing development is encouraged at the second story and above, and permitted on the ground floor on smaller lots. Student housing is not permitted, and existing residential units are protected by limitations on demolitions and conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 758. REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE

Regional Commercial District		
Zoning Category	§ Reference	Controls

NON-RESIDENTIAL STANDARDS AND USES		

		Controls by Story		
		1st	2nd	3rd +
* * * *				
Entertainment, Arts and Recreational Use Category				
Entertainment, Arts and Recreational Uses*	§§ 102, 202.4	NP	NP	NP
Arts Activities	§102	<u>P</u>	<u>P</u>	<u>P</u>
Entertainment, Nighttime	§102	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP</u>

(3) ~~[Note deleted.]~~ C on first and second floor in historic buildings per Section 703.9 and subject to the Good Neighbor Policies for Nighttime Entertainment Activities in Planning Code Section 803.5(b).

Section 823 Western SoMa Special Use District

(c) Controls. All provisions of the Planning Code shall apply except as otherwise provided in this Section.

(9) Buffers from Nighttime Entertainment and Animal Service. Additional requirements applicable to nighttime entertainment uses and kennels, as defined in Section 224 102, are as follows:

(A) Nighttime Entertainment. No portion of a non-accessory nighttime entertainment use, as defined in Section ~~102.17~~ 102 of this Code, shall be permitted within 200 linear feet of any property within a RED or RED-MX District. This buffer shall not apply to any nighttime entertainment use within the WMUO District where a nighttime entertainment use that was established with a building permit application or a permit from the Entertainment Commission or San Francisco Police Department was in operation within five years prior to submission of a building permit application to re-establish a nighttime entertainment use, or within the RCD district.

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. Arts Activities and Nighttime Entertainment uses provide multiple benefits to the City. For example, recent studies by the Office of the Controller confirm the sector's contribution to City revenues and employment growth. In a similar vein, the arts form the basis of the identity of multiple Cultural Districts. These Cultural Districts help make San Francisco an attractive place to live, work, and socialize.
2. Land use regulations should accommodate new Arts Activities and Nighttime Entertainment uses. This can be done by relaxing existing prohibitions on those uses and allowing them to locate in historic buildings.
3. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

WESTERN SOMA AREA PLAN

OBJECTIVE 2.1

RETAIN AND ENCOURAGE GROWTH OPPORTUNITIES FOR EXISTING NEIGHBORHOOD BUSINESSES.

Policy 2.1.4

Create incentives for adaptive re-use of existing commercial buildings throughout the Western SoMa SUD.

Allowing Arts Activities and Nighttime Entertainment is an incentive for property owners and commercial tenants to adaptively re-use older buildings in the Western SoMa SUD. These two activities are significant contributors to the San Francisco economy and attract patrons from across the metropolitan region, indicating that they can be useful in adaptive re-use strategies.

OBJECTIVE 5.1

REINFORCE THE DIVERSITY OF THE EXISTING BUILT FORM AND THE WAREHOUSE, INDUSTRIAL AND ALLEY CHARACTER.

Policy 5.1.3

Encourage and support the preservation and adaptive re-use of historic and social heritage neighborhood resources.

Policy 5.1.6

Encourage a mix of uses rather than mixed use developments.

Allowing Arts Activities and Nighttime Entertainment uses in historic buildings in the RCD facilitates the preservation and adaptive re-use of historic and social heritage sites in the Western SOMA. It also contributes to a mix of uses in the community, increasing neighborhood appeal.

OBJECTIVE 6.3

DEMONSTRATE LEADERSHIP THROUGH PRESERVATION, REHABILITATION AND ADAPTIVE RE-USE.

Policy 6.3.3: Prevent or avoid historic resource demolitions.

Expanding the number of allowed uses in historic resources in the RCD helps prevent or avoid demolitions because it allows property owners to offer spaces to Arts Activities or Nighttime Entertainment uses. These uses are a growing economic activity in San Francisco.

OBJECTIVE 8.1

REINFORCE THE IMPORTANCE OF THE ARTS BY PRESERVING AND ENHANCING EXISTING ARTS USES.

Policy 8.1.2: Create, expand and protect space for the arts.

Policy 8.1.10: Use arts and cultural activities to promote social inclusion and the cultural vitality of Western SoMa

Policy 8.2.10: Create new incentives to promote the inclusion of arts facilities in private development.

Principally permitting Arts Activities in the RCD creates the opportunity to provide spaces for the arts. It also lowers barriers to their inclusion in private development, resulting in an incentive. Allowing Arts Activities in the RCD also helps the effort to use arts and cultural activities to promote social inclusion in the Western SoMa because it provides new locations for those uses in the neighborhood

OBJECTIVE 10.2

ENCOURAGE APPROPRIATE ACTIVITIES DURING BOTH DAY AND NIGHT.

Policy 10.2.1: Encourage uses that operate outside of the usual "nine-to-five" workday.

Nighttime Entertainment, by definition, operates outside of the "nine-to-five" workday and allowing them in the RCD helps achieve this goal.

ARTS ELEMENT

OBJECTIVE I-2

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.2: Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

Allowing Arts Activities in the RCD helps attract visitors, tourists and residents to that portion of the Western SoMa. This also helps support and promote arts activities in the Western SoMa.

OBJECTIVE VI-1

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.1: Review, revise and coordinate city permit policies and codes to better meet the needs of the arts.

By removing a prohibition on Arts Activities in the RCD, the proposed Ordinance helps to better meet the needs of the arts.

4. **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 would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 would bolster neighborhood character as it proposes to allow character defining uses in historic buildings.

3. 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 because the Ordinance concerns itself with nonresidential uses in historic buildings.

4. 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.

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 as the Ordinance proposes to allow new land uses in historic buildings.

6. 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 adverse effect on City's preparedness against injury and loss of life in an earthquake because the Ordinance concerns itself with allowing new land uses in historic buildings.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would help preserve the City's Landmarks and historic buildings by allowing new land uses to locate with those buildings.

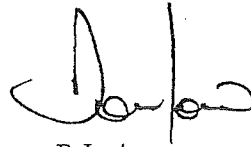
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas because the Ordinance deals with allowing new land uses in historic buildings.

5. **Planning Code Section 302 Findings.** The Historic Preservation 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 APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 6, 2019.



Jonas P. Ionin
Commission Secretary

AYES: Black, Johnck, Johns, Pearlman, Wolfram, Matsuda, Hyland

NOES: None

ABSENT: None

ADOPTED: February 6, 2019



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20389

HEARING DATE: FEBRUARY 21, 2019

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Project Name: Arts Activities and Nighttime Entertainment Uses in Historic Buildings

Case Number: 2018-016400PCA [Board File No. 181153]

Initiated by: Supervisor Haney / Introduced November 27, 2018

Staff Contact: Diego Sanchez, Legislative Affairs
diego.sanchez@sfgov.org, 415-575-9082
Monica Giacomucci, Historic Preservation
monica.giacomucci@sfgov.org, 415-575-8714

Reviewed by: Aaron D. Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO ALLOW ARTS ACTIVITIES AND NIGHTTIME ENTERTAINMENT AS PRINCIPALLY PERMITTED USES IN HISTORIC BUILDINGS IN THE RCD (REGIONAL COMMERCIAL DISTRICT) DISTRICT; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND ADOPTING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND GENERAL WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, on November 27, 2018 Supervisor Kim introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 181153, which would amend the Planning Code to allow Arts Activities and Nighttime Entertainment as principally permitted uses in historic buildings in the RCD (Regional Commercial District) district;

WHEREAS, upon taking office, Supervisor Haney took up sponsorship of Board File 181153;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 6, 2019; and,

WHEREAS, the proposed Ordinance has been determined to not be a project under the California Environmental Quality Act Section 15060(c)(2) and 15378; and

WHEREAS, the 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 Commission has reviewed the proposed Ordinance; and

WHEREAS, the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Commission hereby approves with modifications the proposed ordinance.

The modifications include:

1. Allow Arts Activities throughout the RCD district.
2. Conditionally permit Nighttime Entertainment uses within the RCD in historic buildings, including those that contribute to a historic district. Apply the Good Neighbor Policies for Nighttime Entertainment uses to all Nighttime Entertainment CUs in the RCD. Amend the RCD district narrative to reflect these changes.
3. Require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street NCT and RCD districts.

Section 703.9 Preservation of Historic Buildings within the Folsom Street NCT and RCD Districts.

(a) This subsection (a) applies only to buildings that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible *or contributory to a district listed on* the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation

(b) Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, are *principally* permitted. ~~as of right~~, *In the RCD District only, in addition to the uses above, Arts Activities as defined in Section 102 are principally permitted and Nighttime Entertainment uses as defined in Section 102 require Conditional Use authorization. For all uses listed above, provided that* prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building. *The project sponsor must also submit a Preservation, Rehabilitation, and Maintenance Plan that describes any proposed preservation and rehabilitation work and that guarantees the maintenance and upkeep of the historic resource for approval by the Department. This Plan shall include:*

(i) a plan for the ongoing maintenance of the subject property;

- (ii) information regarding the nature and cost of any rehabilitation, restoration or preservation work to be conducted at the subject property, including information about any required seismic, life safety, or disability access work;
- (iii) a construction schedule; and
- (iv) any other such information as the Department may require to determine compliance of this subsection 703.9(b).

Section 758, REGIONAL COMMERCIAL DISTRICT.

The Regional Commercial District (RCD) is located along the 9th Street and 10th Street corridors, generally running from Mission Street to Harrison Street, and provides for a wide variety of commercial uses and services to a population greater than the immediate neighborhood. While providing convenience goods and services to the surrounding neighborhood, the RCD corridors are also heavily trafficked thoroughfares into and out of the City that serve shoppers from other neighborhoods and cities.

Large-scale lots and buildings and wide streets distinguish the RCD from smaller-scaled neighborhood commercial streets, although the district also includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

A diverse commercial environment is encouraged for the RCD. Eating and drinking establishments, general retail, office, certain auto uses, and production, distribution, and repair uses generally are permitted with certain limitations at the first and second stories. Arts Activities are encouraged on all floors ~~but nighttime entertainment uses are prohibited.~~ and Nighttime Entertainment uses are allowed on the first and second floors in historic buildings

Housing development is encouraged at the second story and above, and permitted on the ground floor on smaller lots. Student housing is not permitted, and existing residential units are protected by limitations on demolitions and conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 758. REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE

Regional Commercial District		
Zoning Category	§ Reference	Controls

NON-RESIDENTIAL STANDARDS AND USES		

		Controls by Story		
		1st	2nd	3rd +

Entertainment, Arts and Recreational Use Category				
Entertainment, Arts and Recreational Uses*	§§ 102, 202.4	NP	NP	NP
Arts Activities	§102	<u>P</u>	<u>P</u>	<u>P</u>
Entertainment, Nighttime	§102	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP</u>

(3) ~~[Note deleted.]~~ C on first and second floor in historic buildings per Section 703.9 and subject to the Good Neighbor Policies for Nighttime Entertainment Activities in Planning Code Section 803.5(b).

Section 823 Western SoMa Special Use District

(c) Controls. All provisions of the Planning Code shall apply except as otherwise provided in this Section.

(9) Buffers from Nighttime Entertainment and Animal Service. Additional requirements applicable to nighttime entertainment uses and kennels, as defined in Section ~~224~~ 102, are as follows:

(A) Nighttime Entertainment. No portion of a non-accessory nighttime entertainment use, as defined in Section ~~102.17~~ 102 of this Code, shall be permitted within 200 linear feet of any property within a RED or RED-MX District. This buffer shall not apply to any nighttime entertainment use within the WMUO District where a nighttime entertainment use that was established with a building permit application or a permit from the Entertainment Commission or San Francisco Police Department was in operation within five years prior to submission of a building permit application to re-establish a nighttime entertainment use, or within the RCD district.

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 Commission finds that Arts Activities and Nighttime Entertainment uses provide multiple benefits to the City. For example, recent studies by the Office of the Controller confirm the sector's contribution to City revenues and employment growth. In a similar vein, the arts form the basis of the identity of multiple Cultural Districts. These Cultural Districts help make San Francisco an attractive place to live, work, and socialize.
2. The Commission finds that land use regulations should accommodate new Arts Activities and Nighttime Entertainment uses. This can be done by relaxing existing prohibitions on those uses and allowing them to locate in historic buildings.
3. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

WESTERN SOMA AREA PLAN

OBJECTIVE 2.1

RETAIN AND ENCOURAGE GROWTH OPPORTUNITIES FOR EXISTING NEIGHBORHOOD BUSINESSES.

Policy 2.1.4

Create incentives for adaptive re-use of existing commercial buildings throughout the Western SoMa SUD.

Allowing Arts Activities and Nighttime Entertainment is an incentive for property owners and commercial tenants to adaptively re-use older buildings in the Western SoMa SUD. These two activities are significant contributors to the San Francisco economy and attract patrons from across the metropolitan region, indicating that they can be useful in adaptive re-use strategies.

OBJECTIVE 5.1

REINFORCE THE DIVERSITY OF THE EXISTING BUILT FORM AND THE WAREHOUSE, INDUSTRIAL AND ALLEY CHARACTER.

Policy 5.1.3

Encourage and support the preservation and adaptive re-use of historic and social heritage neighborhood resources.

Policy 5.1.6

Encourage a mix of uses rather than mixed use developments.

Allowing Arts Activities and Nighttime Entertainment uses in historic buildings in the RCD facilitates the preservation and adaptive re-use of historic and social heritage sites in the Western SOMA. It also contributes to a mix of uses in the community, increasing neighborhood appeal.

OBJECTIVE 6.3

DEMONSTRATE LEADERSHIP THROUGH PRESERVATION, REHABILITATION AND ADAPTIVE RE-USE.

Policy 6.3.3: Prevent or avoid historic resource demolitions.

Expanding the number of allowed uses in historic resources in the RCD helps prevent or avoid demolitions because it allows property owners to offer spaces to Arts Activities or Nighttime Entertainment uses. These uses are a growing economic activity in San Francisco.

OBJECTIVE 8.1

REINFORCE THE IMPORTANCE OF THE ARTS BY PRESERVING AND ENHANCING EXISTING ARTS USES.

Policy 8.1.2: Create, expand and protect space for the arts.

Policy 8.1.10: Use arts and cultural activities to promote social inclusion and the cultural vitality of Western SoMa

Policy 8.2.10: Create new incentives to promote the inclusion of arts facilities in private development.

Principally permitting Arts Activities in the RCD creates the opportunity to provide spaces for the arts. It also lowers barriers to their inclusion in private development, resulting in an incentive. Allowing Arts Activities in the RCD also helps the effort to use arts and cultural activities to promote social inclusion in the Western SoMa because it provides new locations for those uses in the neighborhood

OBJECTIVE 10.2

ENCOURAGE APPROPRIATE ACTIVITIES DURING BOTH DAY AND NIGHT.

Policy 10.2.1: Encourage uses that operate outside of the usual "nine-to-five" workday.

Nighttime Entertainment, by definition, operates outside of the "nine-to-five" workday and allowing them in the RCD helps achieve this goal.

ARTS ELEMENT

OBJECTIVE I-2

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.2: Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

Allowing Arts Activities in the RCD helps attract visitors, tourists and residents to that portion of the Western SoMa. This also helps support and promote arts activities in the Western SoMa.

OBJECTIVE VI-1

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.1: Review, revise and coordinate city permit policies and codes to better meet the needs of the arts.

By removing a prohibition on Arts Activities in the RCD, the proposed Ordinance helps to better meet the needs of the arts.

4. **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 would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 would bolster neighborhood character as it proposes to allow character defining uses in historic buildings.

3. 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 because the Ordinance concerns itself with nonresidential uses in historic buildings.

4. 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.

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 as the Ordinance proposes to allow new land uses in historic buildings.

6. 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 adverse effect on City's preparedness against injury and loss of life in an earthquake because the Ordinance concerns itself with allowing new land uses in historic buildings.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would help preserve the City's Landmarks and historic buildings by allowing new land uses to locate with those buildings.

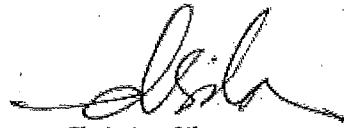
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas because the Ordinance deals with allowing new land uses in historic buildings.

5. **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 APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 21, 2019.



Christine Silva
Acting Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore

NOES: None

ABSENT: Richards

ADOPTED: February 21, 2019



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Amendment

HEARING DATE: FEBRUARY 21, 2019

90-DAY DEADLINE: MARCH 5, 2019

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Project Name: Arts Activities and Nighttime Entertainment Uses in Historic Buildings

Case Number: 2018-016400PCA [Board File No. 181153]

Initiated by: Supervisor Kim / Introduced November 27, 2018

Staff Contact: Diego Sanchez, Legislative Affairs
diego.sanchez@sfgov.org, 415-575-9082
Monica Giacomucci, Historic Preservation
Monica.giacomucci@sfgov.org 415-575-8714

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: Approval with Modifications

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district.

The Way It Is Now:

Arts Activities and Nighttime Entertainment uses are prohibited in the Regional Commercial District (RCD).

The Way It Would Be:

Arts Activities and Nighttime Entertainment uses would be allowed at the first and second floors in the following buildings in the RCD:

1. Landmarks as designated per Article 10;
2. Buildings designated as Category I-IV pursuant to Article 11 and located within the Extended Preservation District; or
3. Buildings listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

BACKGROUND

Historic Preservation Commission

On February 6, 2019 the Historic Preservation Commission (HPC) heard the proposed Ordinance. The HPC spoke favorably of the proposed changes in the Ordinance, and was in accord with the proposed Planning Department Staff modifications. The HPC Resolution, R-1020, is included as Exhibit E.

ISSUES AND CONSIDERATIONS

Adaptive Re-Use of Historic Buildings

Actively used, fully functional historic buildings greatly contribute to a neighborhood's fabric and economic vitality. Unfortunately, due to rapid economic changes, certain buildings may not be properly designed to accommodate newer activities, leading to their neglect and deterioration. For example, older buildings may not have suitable conveyance or ventilation systems for particular economic activities or do not comply with ADA requirements. Some may suffer from outdated floor plan configurations, including inadequate ingress/egress. In other cases, existing building/life safety or land use regulations may hamper the introduction of many new economic activities. In these instances, it is reasonable that the City pursue incentives and/or regulatory amendments to facilitate the re-use of such buildings. Allowing otherwise prohibited uses, such as Arts Activities and Nighttime Entertainment, is one possible regulatory amendment. Another is to extend this privilege to the broadest set of buildings, including those contributing to a designated historic district.

San Francisco's General Plan also provides policy guidance regarding the preservation and adaptive re-use of historic buildings. For example, the Western SOMA Area Plan encourages and supports the adaptive re-use of the neighborhood's historic and social heritage resources.¹ The Mission and East SOMA Area Plans have policies that urge the City to revise land use controls to facilitate preservation goals.²

Economic Impact of the Nightlife and Entertainment Industry in San Francisco

The nightlife and entertainment industry is a significant and growing contributor to the City's economy. Recent studies by the Office of the Controller confirm the sector's economic contributions and growth.³ For instance, the Office of the Controller reports that in 2010 entertainment venues/nightclubs hosted over 3,200,000 guests who spent \$220,000,000. This report notes that tourists from outside of San Francisco made patronizing entertainment venues/nightclubs the reason for their visit one third of the time. They also spent, on average, three times what a San Francisco resident would spend on a similar visit. A 2016 Controller's Office study also notes the sector's growth as a source of employment in the City.

¹ Western SOMA Area Plan, Objective 5.1, Policy 5.1.3: Encourage and support the preservation and adaptive re-use of historic and social heritage neighborhood resources.

² Mission Area Plan, Objective 8.3, Policy 8.3.6: Adopt and revise land use, design and other relevant policies, guidelines, and standards, as needed to further preservation objectives.

East SOMA Area Plan, Objective 8.3, Policy 8.3.6: Adopt and revise land use, design and other relevant policies, guidelines, and standards, as needed to further preservation objectives

³ The Economic Impact of San Francisco's Nightlife Businesses. Office of the Controller- Office of Economic Analysis. March 5, 2012

<http://sfcontroller.org/sites/default/files/FileCenter/Documents/2953->

[Economic%20Impact%20of%20San%20Francisco%27s%20Nightlife%20Businesses.pdf](http://sfcontroller.org/sites/default/files/FileCenter/Documents/2953-Economic%20Impact%20of%20San%20Francisco%27s%20Nightlife%20Businesses.pdf)

Nightlife Industries in San Francisco: 2016 Update. Office of the Controller- Office of Economic Analysis. September 8, 2016

<http://nightlifefsf.org/wp-content/uploads/2016/09/2016-Nightlife-Update.pdf>

Employment in entertainment venues/nightclubs grew by 40% between 2010 and 2015, as did the number of entertainment venues/nightclubs.

These figures support the notion that the nightlife and entertainment sector is integral to the City's economy. In this light, it is reasonable that the City take measures to assure the continued success of this sector. These measures may include expanding the areas where Nighttime Entertainment uses are allowed, especially as part of other economic development or historic preservation strategies.

Cultural Districts, Arts Activities and Nighttime Entertainment

The City recently formalized the process to establish Cultural Districts.⁴ One of the goals of Cultural Districts is to preserve and promote significant assets associated with events that have contributed to the history or cultural heritage of San Francisco and its people. These assets include buildings, traditions, events, venues, works of art, and public facing physical elements. Other cultural district goals include attracting and supporting artists, and cultural enterprises as well as preserving, maintaining, and developing unique cultural assets, of which nighttime venues may be considered.

In the SoMa the Filipino community organized a planning process to identify and map its cultural heritage assets.⁵ The Board of Supervisors subsequently recognized this effort by passing a resolution to establish the SoMa Pilipinas as the City's Filipino Cultural Heritage District.⁶ In this Cultural District, arts and cultural events are an identified community asset, and SoMa Pilipinas unites, supports, and preserves a coalition of dozens of community-focused arts and cultural organizations.

The Leather and LGBTQ communities in the SoMa have undertaken a similar process and enjoy recognition as the Leather Town Cultural District.⁷ Arts and nighttime entertainment play significant roles in the identity of these communities. For example, the many businesses and social groups serving the leather community were instrumental in an explosion of art and iconography depicting the LGBTQ experience. Much of this art is featured in local galleries and community spaces. Dance venues are also integral to community identity and serve as nighttime gathering places.

Attracting new Arts Activities and Nighttime Entertainment uses to the City, and to cultural districts, would be beneficial as a means of supporting and preserving the ways that the Leather and Filipino communities have traditionally experienced their SoMa communities. This is especially the case when

⁴ Ordinance 126-18

<https://sfgov.legistar.com/View.ashx?M=F&ID=6284954&GUID=AF375046-D498-476B-AD3D-7CF2DF13924F>

⁵ SoMa Pilipinas Progress Report: Filipino Cultural Heritage District Community Planning Process. October 2016.

⁶ Resolution No. 119-16:

<https://sfgov.legistar.com/View.ashx?M=F&ID=4408163&GUID=EB12DF3A-F060-405B-9B9A-D9D0A81E0D54>

⁷ Ordinance 129-18

<https://sfgov.legistar.com/View.ashx?M=F&ID=6249291&GUID=7831093D-0BF1-4DD9-905C-01899BEF8989>

those uses are located in renovated and adaptively re-used historic buildings. Land use regulations should facilitate this potential synergy, especially in the Western SoMa. They should also extend this privilege to the broadest set of historic buildings, including those that contribute to a designated historic district.

Nighttime Entertainment in Western SoMa

The Planning Code considers dance clubs, nightclubs, and other similar evening-oriented entertainment activities Nighttime Entertainment uses. Owing to potential noise and queueing issues, the Planning Code established nine Good Neighbor Policies for Nighttime Entertainment uses in Mixed Use Districts. Among them include requiring employees to manage patron behavior while entering queueing and existing the premises; requiring employees to clean trash and debris within a 100-foot radius of the premises; and requiring that sound levels emanating from the premises do not exceed those established for residential uses by the San Francisco Noise Ordinance.⁸ While there are many Mixed Use Districts in the Western SoMa, including the RED and the RED-MX, the RCD is excluded because it is a Neighborhood Commercial District.

The RED and RED-MX zoning districts, which abut the RCD, also impose controls on Nighttime Entertainment. Nighttime Entertainment uses are prohibited from locating within 200 feet of any property in either of these two districts.⁹ As Exhibits B and C illustrate, this effectively prohibits Nighttime Entertainment in all but a handful of properties in the RCD.

The 200-foot buffer controls in the RED and RED-MX controls negate any benefits that introducing Nighttime Entertainment into the RCD can have. It may make sense to consider alternate regulations on Nighttime Entertainment in the RCD. The additional scrutiny afforded the Planning Commission under a Conditional Use authorization (CU) is one option. Under CU the Planning Commission must find the proposal necessary or desirable and compatible with the neighborhood. The CU allows the Planning Commission to impose restrictions on hours of operation and other operating practices. Applying adherence to the Good Neighbor Policies for Nighttime Entertainment uses for all CUs in the RCD as a second option would also help assure neighborhood compatibility. A third option is limiting new Nighttime Entertainment uses to historic buildings, including those buildings contributory to a designated historic district. This three-part measured approach would further balance the benefits of extending Nighttime Entertainment uses with noise and quality of life concerns.

Preservation, Rehabilitation and Maintenance Plan

Requiring a project sponsor to submit a Preservation, Rehabilitation and Maintenance Plan can also help facilitate the ongoing upkeep of historic properties. The Preservation, Rehabilitation and Maintenance Plan would require sponsors to secure a qualified consultant to develop a plan for ongoing maintenance, a report on the scope and cost of renovations or preservation work on the building, a construction schedule, and any other relevant information the Planning Department may require for successful preservation. Requiring a Preservation, Rehabilitation Plan for Nighttime Entertainment uses in historic resources can provide a means to preserve historic buildings in the RCD.

⁸ Planning Code Section 803.5, Good Neighbor Policies Governing Uses in Mixed Use Districts

⁹ Planning Code Section 823(c)(9)(A), Western SoMa Special Use District

General Plan Compliance

The proposed Ordinance complies with various policies in the Western SoMa Area Plan and the Arts Element. By relaxing land use restrictions on arts and entertainment uses within historic buildings, the proposed Ordinance creates incentives for adaptive re-use, uses arts to promote social inclusion and cultural vitality, and encourages uses that are open beyond the typical "nine-to-five" workday. By expanding the number of buildings allowed to house arts uses, the proposed Ordinance also supports the promotion of the arts and arts activities for the benefit of visitors, tourists, and residents.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

RECOMMENDATION

The Department recommends that the Commission *approve with modifications* the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Allow Arts Activities throughout the RCD district.
2. Conditionally permit Nighttime Entertainment uses within the RCD in historic buildings, including those that contribute to a historic district. Apply the Good Neighbor Policies for Nighttime Entertainment uses to all Nighttime Entertainment CUs in the RCD. Amend the RCD district narrative to reflect these changes.
3. Require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street NCT and RCD districts.

BASIS FOR RECOMMENDATION

The Department supports the goals of the Ordinance because they provide multiple benefits to the City. Allowing Arts Activities and Nighttime Entertainment in historic buildings in SoMa can help adaptive re-use, contribute to economic vitality and assist the recently formed SoMa Pilipinas and Leather and LGBTQ Cultural Districts as they develop programmatically. The Department is proposing the following modifications to further those goals, as well as to ease implementation.

Recommendation 1: Allow Arts Activities throughout the RCD district. Extending the privilege of allowing Arts Activities to the broadest set of buildings, including contributors to a historic district, ensures that the largest number of building owners enjoy a new incentive to renovate and preserve their properties. This also helps capture the economic and social benefits of new arts venues and cultural activities within the SoMa neighborhood.

Recommendation 2: Conditionally permit Nighttime Entertainment uses within the RCD in historic buildings, including those that contribute to a historic district. Apply the Good Neighbor Policies for Nighttime Entertainment uses to all Nighttime Entertainment CUs in the RCD. Amend the RCD district narrative to reflect these changes. Staff recommends requiring CU for Nighttime Entertainment

uses in historic buildings because the CU process helps assure neighborhood compatibility and affords the Planning Commission an opportunity to impose additional operating conditions. The Good Neighbor Policies for Nighttime Entertainment will further assure neighborhood compatibility in the RCD. For consistency with these changes, the RCD district narrative should state that Nighttime Entertainment uses are allowed with CU rather than being prohibited.

Recommendation 3: Require a Preservation, Rehabilitation and Maintenance Plan for specified uses within the Folsom Street NCT and RCD districts. A Preservation, Rehabilitation and Maintenance Plan assures that historic buildings are properly renovated and is a reasonable requirement for allowing otherwise prohibited uses. Such a plan allows project sponsors to demonstrate how the flexibility in zoning will facilitate the prolonged utility of the building through preservation.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

ENVIRONMENTAL REVIEW

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378, because they do not result in a physical change in the environment.

PUBLIC COMMENT

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

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Map of the Historic Resources in the Regional Commercial District
- Exhibit C: Map of the Historic Resources and District Contributors in the Regional Commercial District
- Exhibit D: HPC Resolution No. R-1020
- Exhibit E: Board of Supervisors File No. 181153

181153

From: Weiland, Maggie (ADM)
Sent: Wednesday, December 05, 2018 5:09 PM
To: Major, Erica (BOS); Ionin, Jonas (CPC); DeCaigny, Tom (ART); Pontious, Susan (ART)
Cc: Stewart, Crystal (ADM); Krell, Rebekah (ART); Page_Ritchie, Sharon (ART)
Subject: RE: REFERRAL FYI (181153) Planning Code - Arts Activities and Nighttime Entertainment Uses in Historic Buildings

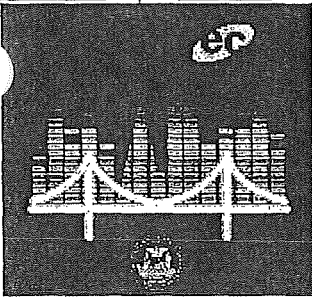
Hi Erica,

This is likely a question for Planning, but I'm curious to know how many historic buildings are in the RCD that would potentially be able to apply for an entertainment permit. Other than that, I do not have further comment at this time, and would support this legislation as it opens more opportunity for entertainment uses.

Thanks,
Maggie

Maggie Weiland

Executive Director
San Francisco Entertainment Commission
City Hall, Room 12
415-554-7793 (direct line) | 415-554-7934 (fax)
Maggie.Weiland@sfgov.org
[Facebook](#) | [Website](#)



From: Major, Erica (BOS) <erica.major@sfgov.org>
Sent: Wednesday, December 05, 2018 2:08 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Weiland, Maggie (ADM) <maggie.weiland@sfgov.org>; DeCaigny, Tom (ART) <tom.decaigny@sfgov.org>; Pontious, Susan (ART) <susan.pontious@sfgov.org>
Cc: Stewart, Crystal (ADM) <crystal.stewart@sfgov.org>; Krell, Rebekah (ART) <rebekah.krell@sfgov.org>; Page_Ritchie, Sharon (ART) <sharon.page_ritchie@sfgov.org>
Subject: REFERRAL FYI (181153) Planning Code - Arts Activities and Nighttime Entertainment Uses in Historic Buildings

Greetings:

This matter is being forwarded to your department for informational purposes. If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

ERICA MAJOR
Assistant Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102
Phone: (415) 554-4441 | Fax: (415) 554-5163



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May 9, 2019

Land Use & Transportation Committee
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 348
San Francisco, CA 94102

BY *[Signature]*
2019 MAY 10 PM 3:06
BOARD OF SUPERVISORS
SAN FRANCISCO

Dear Chair Peskin, Vice-Chair Safai, and Member Haney:

On behalf of San Francisco Heritage, I am writing in support of legislation file number 181153-2, concerning the Saint Joseph's Art Society at 1401 Howard Street. It has been truly remarkable to see this long-vacant historic building restored and brought back to life in the last two years.

Following the Loma Prieta Earthquake, Saint Joseph's church languished for nearly three decades after suffering severe seismic damage. Through the adoption of the Western SoMa Area Plan, the parcel was re-zoned for office space to incentivize adaptive reuse of the church building. We are thrilled that this landmark, under the stewardship of Saint Joseph's Art Society, is once again a vital part of the surrounding community.

In its first six months of operation, Saint Joseph's Arts Foundation has hosted four non-profit fundraising events, donating use of the space and other services and collectively raising \$8 million in support of their respective missions. Saint Joseph's Arts Foundation hosts daily public tours of the building and makes the space available to local artists and community groups for exhibitions, performances, and other events.

San Francisco Heritage believes that the activation of Saint Joseph's Church as a space for arts and community events will help ensure its long-term sustainability and restore this landmark's place as a neighborhood anchor. The proposed legislation will enable this to happen.

Sincerely,

Mike Buhler
President & CEO



West Bay Pilipino Multi Service Center

175 7th Street, San Francisco, CA 94103

(415) 431 6266

www.westbaycenter.org

13 May 2019

Land Use & Transportation Committee
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room
348
San Francisco, CA 94102

Dear Chair Peskin, Vice-Chair Safai, and Member Haney

West Bay Pilipino Multi Service Center

West Bay is the oldest Filipino organization in South of Market. We have been serving recent Filipino immigrant families since 1968, and used to do programming in St. Joseph's Church in the 70's and 80's as many of the parishioners were Filipino. We are writing to express our organizations strong support for the approval of legislation file number 181153-2 concerning the Saint Joseph's Art Society at 1401 Howard Street that is being heard before your committee.

It has been of great relief to see this historically desolate and downtrodden building come to life over the past two years, and we are excited to see what other improvements the Saint Joseph's Art Society will bring to our neighborhood.

Since the Loma Prieta Earthquake in 1989, Saint Joseph's church has sat empty due to severe and extensive seismic damage, which allowed for the building to slowly fall apart. As part of zoning changes made during the Western SoMa Area Plan, the site and building was re-zoned for office space because the uniqueness of the structure and its historical landmark status made the options for something different very limited. We are thrilled that this landmark is not yet another SoMa office and that it is once again being incorporated into the neighborhood and our community.

We believe that what the Saint Joseph's Art Society has been able to envision and create in the Landmark church with its great spaces, focus on art and public access is the right thing for the building and the neighborhood and we cannot wait to see what else they have planned.

In the short 6 months they have been open, the Saint Joseph's Arts Foundation, which runs the church, has hosted four non-profit community organizations, donating the use of the space and other services for fundraising efforts to support their missions. These events have raised 8 million dollars between the non-profits and is just an



West Bay Pilipino Multi Service Center

175 7th Street, San Francisco, CA 94103

(415) 431 6266

www.westbaycenter.org

example of the type of good using Saint Joseph's Church under the legislation proposed can do.

In addition, to providing the space for non-profit community and other events, Saint Joseph's Arts Foundation provides public access and daily tours of the National Historic Landmark and also made it a principle commitment in its operation of the building to make it available to local artists and community groups for exhibitions, performances, events and fundraisers. The intent is to support artists and the community and to serve as a beacon to people of all ages who can engage with the artistic community in a warm and inviting atmosphere.

In closing, we believe the activation of Saint Joseph's Church as a space for arts and events will bring a myriad of much needed activity to this once vacant space, and will help re-energize the area we call home. The legislation will allow this to happen and so please move this forward with a positive recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "Carla Laurel". The signature is fluid and cursive, with a large, stylized "C" and "L".

Carla Laurel
Executive Director

A.C.T.
AMERICAN
CONSERVATORY
THEATER

Pam MacKinnon, *Artistic Director*
Jennifer Bielstein, *Executive Director*

April 18, 2019

Land Use & Transportation Committee
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 348
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 APR 26 AM 8:53
BY W

Dear Chair Peskin, Vice-Chair Safi, and Member Haney,

American Conservatory Theater nurtures the art of live theater through dynamic productions, intensive actor training in its Conservatory, and an ongoing engagement with its community. For more than 50 years, A.C.T. has brought the finest in the performing arts to diverse communities. Founded in 1965 by William Ball, A.C.T. opened our first San Francisco season at The Geary Theater in 1967 and added The Strand Theater in 2015. During the past five decades, more than 400 A.C.T. productions have been performed to a combined audience of more than seven million people. A.C.T. serves more than 250,000 people annually through transformational productions, visionary artistic training, and enlightening and empowering education and community engagement programs.

As neighbors and long standing community members, we are writing to express our organization's support for the approval of legislation file number 181153-2 concerning the Saint Joseph's Art Society at 1401 Howard Street that is being heard before your committee.

For our organization, it has been important to see a historically desolate and downtrodden building come to life over these past two years, and we are excited to see what other improvements the Saint Joseph's Art Society brings to our neighborhood.

Since the Loma Prieta Earthquake in 1989 the Saint Joseph's church sat empty due to severe and extensive seismic damage, which allowed for the facility to slowly all but fall apart. Due to Planning Zone changes made during the West SoMa Area Plan, the building had been zoned to be office space and because of the uniqueness of the structure and its historical landmark status, the options for something different were very limited.

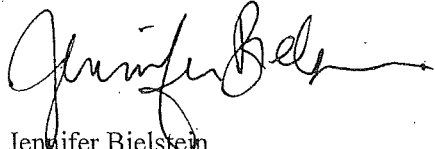
As such, we believe that what Saint Joseph's Art Society has been able to envision and create with the space is the right direction to travel, and we believe that their doing so will continue to improve the neighborhood.

An example of this is the work that they have put forth in just the short six months they have been open. Since October 1st, 2018 the Saint Joseph's Arts Foundation has hosted four non-profit community organizations at their venue and donated the use of the space as well as the design and event services. Collectively, these non-profits raised \$8 Million dollars for their respective programming.

In addition to public access and daily tours of the National Historic Landmark, the Saint Joseph's Foundation has also made it a principle commitment to be available to local artists and community groups for exhibitions, performances, events and fundraisers and they will help serve as a beacon to people of all ages who can engage with the artistic community in a warm and inviting atmosphere.

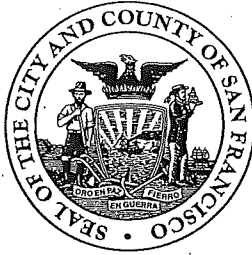
It is our belief that this activation of the church will bring a myriad of much needed activity to this once vacant space, and that it will help re-energize the area we call home. Please move this forward with a positive recommendation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Bielstein". The signature is written in black ink and is positioned above the printed name and title.

Jennifer Bielstein
Executive Director

BOARD of SUPERVISORS



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

March 12, 2019

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On March 5, 2018, Supervisor Haney introduced the following substitute legislation:

File No. 181153-2

Ordinance amending the Planning Code to allow Arts Activities as a principally permitted use in the RCD (Regional Commercial District), to conditionally permit Nighttime Entertainment uses within the RCD in historic buildings and buildings that contribute to a historic district, to exempt Nighttime Entertainment in the RCD from the 200-foot buffer requirement, and to require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street Neighborhood Commercial Transit and RCD Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

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 and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director
Scott Sanchez, Acting Deputy Zoning Administrator
Corey Teague, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Dan Sider, Director of Executive Programs
Aaron Starr, Manager of Legislative Affairs
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

March 12, 2019

File No. 181153-2

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On March 5, 2019, Supervisor Haney introduced the following substitute legislation:

File No. 181153-2

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This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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

MEMORANDUM

TO: Jonas Ionin, Commission Secretary, Historic Preservation Commission
Maggie Weiland, Executive Director, Entertainment Commission
Tom Decaigny, Director of Cultural Affairs, Arts Commission
Susan Pontious, Director of Public Art Program, Arts Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: March 12, 2019

SUBJECT: SUBSTITUTE LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed substitute legislation, introduced by Supervisor Haney on March 5, 2019:

File No. 181153-2

Ordinance amending the Planning Code to allow Arts Activities as a principally permitted use in the RCD (Regional Commercial District), to conditionally permit Nighttime Entertainment uses within the RCD in historic buildings and buildings that contribute to a historic district, to exempt Nighttime Entertainment in the RCD from the 200-foot buffer requirement, and to require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street Neighborhood Commercial Transit and RCD Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

c: Crystal Stewart, Entertainment Commission
Rebekah Krell, Arts Commission
Sharon Page Ritchie, Arts Commission

BOARD of SUPERVISORS



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

December 5, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On November 27, 2018, Supervisor Kim introduced the following legislation:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

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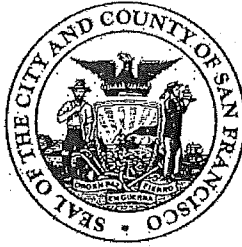
Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Dan Sider, Director of Executive Programs
Aaron Starr, Manager of Legislative Affairs
AnMarie Rodgers, Director of Citywide Planning
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

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

December 5, 2018

File No. 181153

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On November 27, 2018, the Supervisor Kim introduced the following proposed legislation:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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

MEMORANDUM

TO: Jonas Ionin, Commission Secretary, Historic Preservation Commission
Maggie Weiland, Executive Director, Entertainment Commission
Tom Decaigny, Director of Cultural Affairs, Arts Commission
Susan Pontious, Director of Public Art Program, Arts Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: December 5, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Kim on November 27, 2018:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

c: Crystal Stewart, Entertainment Commission
Rebekah Krell, Arts Commission
Sharon Page Ritchie, Arts Commission

BOARD of SUPERVISORS



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

December 5, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On November 27, 2018, Supervisor Kim introduced the following legislation:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

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 and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Dan Sider, Director of Executive Programs
Aaron Starr, Manager of Legislative Affairs
AnMarie Rodgers, Director of Citywide Planning
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

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December 5, 2018

File No. 181153

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On November 27, 2018, the Supervisor Kim introduced the following proposed legislation:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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MEMORANDUM

TO: Jonas Ionin, Commission Secretary, Historic Preservation Commission
Maggie Weiland, Executive Director, Entertainment Commission
Tom Decaigny, Director of Cultural Affairs, Arts Commission
Susan Pontious, Director of Public Art Program, Arts Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: December 5, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Kim on November 27, 2018:

File No. 181153

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

c: Crystal Stewart, Entertainment Commission
Rebekah Krell, Arts Commission
Sharon Page Ritchie, Arts Commission

181153

From: DeCaigny, Tom (ART)
Sent: Wednesday, December 05, 2018 2:35 PM
To: Major, Erica (BOS); Ionin, Jonas (CPC); Weiland, Maggie (ADM); Pontious, Susan (ART)
Cc: Stewart, Crystal (ADM); Krell, Rebekah (ART); Page_Ritchie, Sharon (ART)
Subject: RE: REFERRAL FYI (181153) Planning Code - Arts Activities and Nighttime Entertainment Uses in Historic Buildings

Thank you, Erica. The SF Arts Commission does not have any comments or reports to add to the file at this time.

Best,
Tom

Tom DeCaigny
 Director of Cultural Affairs

(Preferred gender pronouns: he/him/his)

San Francisco Arts Commission
401 Van Ness, Suite 325
San Francisco, CA 94102-4570

Phone: (415) 252-2256
Fax: (415) 934-1022

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NOTICE: Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, all sensitive personal information (Social Security numbers, phone numbers, etc.) will be redacted.

From: Major, Erica (BOS) <erica.major@sfgov.org>
Sent: Wednesday, December 05, 2018 2:08 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Weiland, Maggie (ADM) <maggie.weiland@sfgov.org>; DeCaigny, Tom (ART) <tom.decaigny@sfgov.org>; Pontious, Susan (ART) <susan.pontious@sfgov.org>
Cc: Stewart, Crystal (ADM) <crystal.stewart@sfgov.org>; Krell, Rebekah (ART) <rebekah.krell@sfgov.org>; Page_Ritchie, Sharon (ART) <sharon.page_ritchie@sfgov.org>
Subject: REFERRAL FYI (181153) Planning Code - Arts Activities and Nighttime Entertainment Uses in Historic Buildings

Greetings:

This matter is being forwarded to your department for informational purposes. If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

ERICA MAJOR
 Assistant Clerk
 Board of Supervisors
 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102
 Phone: (415) 554-4441 | Fax: (415) 554-5163
Erica.Major@sfgov.org | www.sfbos.org



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Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 MAR 14 3:41
Time stamp
or meeting date

BY OW

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [redacted] 181153
- 9. Reactivate File No. [redacted]
- 10. Topic submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Haney

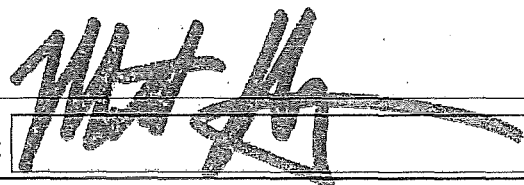
Subject:

Planning Code - Regional Commercial and Folsom Street Neighborhood Commercial Transit Districts, Arts Activities and Nighttime Entertainment Uses

The text is listed:

Ordinance amending the Planning Code to allow Arts Activities as a Principally Permitted Use in in the RCD (Regional Commercial District), to conditionally permit Nighttime Entertainment uses within the RCD in historic buildings and buildings that contribute to a historic district, to exempt Nighttime Entertainment in the RCD from the 200-foot buffer requirement, and to require a Preservation, Rehabilitation and Maintenance Plan for uses within the Folsom Street Neighborhood Commercial Transit and RCD Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor: [redacted]



Introduction Form

By a Member of the Board of Supervisors or the Mayor

BOARD OF SUPERVISORS
SAN FRANCISCO

2018 NOV 27 PM 1:23

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [redacted] inquires"
- 5. City Attorney request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Kim

Subject:

[Planning Code - Arts Activities and Nighttime Entertainment Uses in Historic Buildings]

The text is listed below or attached:

Ordinance amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in Historic Buildings in the RCD (Regional Commercial District); affirming the Planning

Signature of Sponsoring Supervisor: _____



For Clerk's Use Only: