

LEGISLATIVE DIGEST

[Zoning – 1800 Market Street Community Center Project Special Use District.]

Ordinance amending the San Francisco Planning Code by adding Section 787 to establish the 1800 Market Street Community Center Project Special Use District for property located at 1800 Market Street (Lot No. 014, Assessor's Block No. 871), located at the northwest corner of Market Street and Octavia Boulevard; amending Sheet No. SU07 of the Zoning Map of the City and County of San Francisco to reflect this new Special Use District; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

Existing Law

Planning Code Section 780 et seq. establishes Neighborhood Commercial Special Use Districts in order to "provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, and protect environmental quality in neighborhood commercial areas."

Amendments to Current Law

The proposed legislation adds Section 787 to the Planning Code to establish the 1800 Market Street Community Center Project Special Use District. This Special Use District will authorize the property at 1800 Market Street, which is located at the northwest corner of Market Street and Octavia Boulevard, to have a full-service restaurant, a bar, and other entertainment (all as defined in the Planning Code) up to 6,999 gross square feet as a permitted use on the third story and above. The full-service restaurant, bar, or other entertainment use may operate an outdoor activity area contiguous to the Market Street front property line as a permitted use on the third story or above with limits on hours of operation and noise. All other Code provisions applicable in an NCT-3 Zoning District shall continue to apply.

Background Information

The proposed Special Use District is being established in order to provide for a compatible revenue-generating commercial and economic development use in a portion of the existing San Francisco Lesbian Gay Bisexual and Transgender Community Center located at 1800 Market Street. This revenue-generating use will financially support the ongoing operations of the Center.