

1 [Planning Code - Accessory Use Entertainment in Specified Western South of Market  
2 Districts]

3 **Ordinance amending the Planning Code to allow accessory use entertainment (with**  
4 **limited live performance permits) in the Western South of Market Mixed Use General**  
5 **and Regional Commercial Districts; affirming the Planning Department's determination**  
6 **under the California Environmental Quality Act; and making findings of consistency**  
7 **with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this  
19 ordinance comply with the California Environmental Quality Act (California Public Resources  
20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
21 Supervisors in File No. 150465 and is incorporated herein by reference. The Board affirms  
22 this determination.

23 (b) On July 16, 2015, the Planning Commission, in Resolution No. 19417, adopted  
24 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
25 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
Board of Supervisors in File No. 150465, and is incorporated herein by reference.

1 Section 2. The Planning Code is hereby amended by revising Sections 703.2 and  
2 803.3, to read as follows:

3 **SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

4 A use is the specific purpose for which a property or building is used, occupied,  
5 maintained, or leased. Whether or not a use is permitted in a specific district is set forth or  
6 summarized and cross-referenced in Article 7 of this Code for each district class.

7 \* \* \* \*

8 (b) **Use Limitations.** The uses permitted in Neighborhood Commercial Districts are  
9 either principal, conditional, accessory, or temporary uses as stated in this Section, and  
10 include those uses set forth or summarized and cross-referenced in the zoning control  
11 categories as listed in this Code for each district class.

12 (1) **Permitted Uses.** All permitted uses shall be conducted within an enclosed  
13 building in Neighborhood Commercial Districts, unless otherwise specifically allowed in this  
14 Code. Exceptions from this requirement are: uses which, when located outside of a building,  
15 qualify as an outdoor activity area, as defined in Section 790.70 of this Code; accessory off-  
16 street parking and loading and other uses listed below which function primarily as open-air  
17 uses, or which may be appropriate if located on an open lot, outside a building, or within a  
18 partially enclosed building, subject to other limitations of this Article 7 and other sections of  
19 this Code.

No.	Zoning Control Category
56.	Automobile Parking
57.	Automotive Gas Station
58.	Automotive Service Station
60.	Automotive Wash
61.	Automobile Sale or Rental

1	81.	Other Institutions, Large (selected)
2	83.	Public Use (selected)
3	95.	Community Residential Parking

4  
5 If there are two or more uses in a structure and none is classified below under Section  
6 703.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered  
7 separately as independent principal, conditional or temporary uses.

8 \* \* \* \*

9 (C) **Accessory Uses.** Except as prohibited in Section 728 and subject to  
10 the limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R  
11 and NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and  
12 Loading as Accessory Uses) of this Code, a related minor use which is either necessary to the  
13 operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental  
14 and subordinate to any such use, shall be permitted as an accessory use when located on the  
15 same lot. Any use which does not qualify as an accessory use shall be classified as a  
16 principal or conditional use, unless it qualifies as a temporary use under Sections 205 through  
17 205.4 of this Code.

18 No use will be considered accessory to a permitted principal or conditional use which  
19 involves or requires any of the following:

20 (i) The use of more than 1/3 of the total floor area occupied by  
21 such use and the principal or conditional use to which it is accessory, except in the case of  
22 accessory off-street parking and loading and accessory wholesaling, manufacturing or  
23 processing of foods, goods, or commodities;

24 (ii) Any Bar or Restaurant, or any other retail establishment which  
25 serves liquor for consumption on-site;

1 (iii) Any Take-Out Food use, as defined in Section 790.122, except  
2 for a Take-Out Food use which occupies 1/3 of the total floor area or up to 500 s/f whichever  
3 is more restrictive in a general grocery or specialty grocery store. This Take-Out Food use  
4 includes the area devoted to food preparation and service and excludes storage and waiting  
5 areas;

6 (iv) Any Take-Out Food use, as defined in Section 790.122,  
7 except for a Take-Out Food use operating as a minor and incidental use within a Restaurant  
8 or Limited-Restaurant use;

9 (v) The wholesaling, manufacturing or processing of foods, goods,  
10 or commodities on the premises of an establishment which does not also use or provide for  
11 retail sale of such foods, goods or commodities at the same location where such wholesaling,  
12 manufacturing or processing takes place.

13 (vi) Any retail liquor sales, as defined in Section 790.55, except for  
14 beer, wine, and/or liquor sales for the consumption off the premises with a State of California  
15 Alcoholic Beverage Control ("ABC") Board License type 20 (off-sale beer and wine) or type 21  
16 (off-sale general) which occupy less than 15% of the gross square footage of the  
17 establishment (including all areas devoted to the display and sale of alcoholic beverages) in a  
18 general grocery store or specialty grocery store, or Limited-Restaurant use (ABC license type  
19 20 only).

20 (vii) Medical Cannabis Dispensaries as defined in 790.141.

21 The foregoing rules shall not prohibit take-out food activity which operates in  
22 conjunction with a Limited-Restaurant or a Restaurant. A Limited-Restaurant or a Restaurant,  
23 by definition, includes take-out food as an accessory and necessary part of its operation.  
24  
25

1 (viii) Any other entertainment use, as defined in Section 790.38,  
2 except for one that ~~both (1)~~ involves a Limited Live Performance Permit as set forth in Police  
3 Code Section 1060 et seq. ~~and (2) is located outside of the RCD.~~

4 \* \* \* \*

5 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**  
6 **DISTRICTS AND SOUTH OF MARKET ~~USE~~ MIXED USE DISTRICTS.**

7 (a) **Use Categories.** A use is the specified purpose for which a property or building is  
8 used, occupied, maintained, or leased. Whether or not a use is permitted in a specific Eastern  
9 Neighborhood Mixed Use District and South of Market Mixed Use District is generally set  
10 forth, summarized or cross-referenced in Sections 813 through 818 and 840 through 847 of  
11 this Code for each district class.

12 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South of  
13 Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are not  
14 permitted.

15 (1) **Permitted Uses.** If there are two or more uses in a structure, any use not  
16 classified below under Section 803.3(b)(1)(C) of this Code as accessory will be considered  
17 separately as an independent permitted, conditional, temporary or not permitted use.

18 \* \* \* \*

19 (C) **Accessory Uses.** Subject to the limitations set forth below and in  
20 Sections 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.2 (Accessory  
21 Uses for Uses Other Than Dwellings in R Districts); 204.4 (Dwelling Units Accessory to Other  
22 Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code, an accessory use is  
23 a related minor use which is either necessary to the operation or enjoyment of a lawful  
24 principal use or conditional use, or is appropriate, incidental and subordinate to any such use,  
25 and shall be permitted as an accessory use in an Eastern Neighborhoods Mixed Use District

1 and South of Market Mixed Use District. In order to accommodate a principal use which is  
2 carried out by one business in multiple locations within the same general area, such  
3 accessory use need not be located in the same structure or lot as its principal use provided  
4 that (1) the accessory use is located within 1,000 feet of the principal use; and (2) the multiple  
5 locations existed on April 6, 1990 (the effective date of this amendment). Accessory uses to  
6 non-office uses (as defined in Section 890.70) may occupy space which is non-contiguous or  
7 on a different story as the principal use so long as the accessory use is located in the same  
8 building as the principal use and complies with all other restrictions applicable to such  
9 accessory uses. Any use which does not qualify as an accessory use shall be classified as a  
10 principal use.

11 No use will be considered accessory to a principal use which involves or requires any  
12 of the following:

13 (i) The use of more than one-third of the total occupied floor area  
14 which is occupied by both the accessory use and principal use to which it is accessory,  
15 combined, except in the case of accessory off-street parking or loading which shall be subject  
16 to the provisions of Sections 151, 156 and 157 of this Code;

17 (ii) A hotel, motel, inn, hostel, adult entertainment, massage  
18 establishment, large fast food restaurant, or movie theater use in a RED, RED-MX, SPD,  
19 RSD, SLR, SLI, SSO, DTR, MUG, WMUG, MUR, MUO, WMUO, SALI or UMU District;

20 (iii) Any take-out food use, except for a take-out food use which  
21 occupies 100 square feet or less (including the area devoted to food preparation and service  
22 and excluding storage and waiting areas) in a restaurant, bar, catering establishment, bakery,  
23 retail grocery or specialty food store.

24 (iv) Any sign not conforming to the limitations of Section  
25 607.2(f)(3).

1 (v) Medical Cannabis Dispensaries as defined in 890.133.

2 (vi) Any nighttime entertainment use, as defined in Section  
3 102.17; provided, however, that a Limited Live Performance Permit as set forth in Police Code  
4 Section 1060 et seq. is allowed in any District except for an RED, RED-MX, RSD, SLR, MUR,  
5 ~~WMUG~~, or MUG District.

6 \* \* \* \*

7  
8 Section 3. Effective Date. This ordinance shall become effective 30 days after  
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
11 of Supervisors overrides the Mayor's veto of the ordinance.

12  
13 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
17 additions, and Board amendment deletions in accordance with the "Note" that appears under  
18 the official title of the ordinance.

19  
20 APPROVED AS TO FORM:  
21 DENNIS J. HERRERA, City Attorney

22 By:

  
23 JUDITH A. BOYAJIAN  
24 Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 150465

**Date Passed:** September 15, 2015

Ordinance amending the Planning Code to allow accessory use entertainment (with limited live performance permits) in the Western South of Market Mixed Use General and Regional Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 27, 2015 Land Use and Transportation Committee - RECOMMENDED

September 08, 2015 Board of Supervisors - PASSED, ON FIRST READING

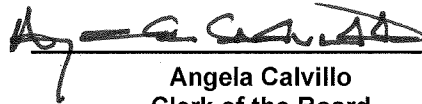
Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

September 15, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150465

I hereby certify that the foregoing  
Ordinance was **FINALLY PASSED** on  
9/15/2015 by the Board of Supervisors of  
the City and County of San Francisco.

  
\_\_\_\_\_  
Angela Calvillo  
Clerk of the Board

  
\_\_\_\_\_  
Mayor

9/23/15  
\_\_\_\_\_  
Date Approved