

## **LEGISLATIVE DIGEST**

[24<sup>th</sup> Street - Noe Valley Neighborhood Commercial District – Conditional Use for New Full-Service and Small Self-Service Restaurants.]

**Ordinance amending the San Francisco Planning Code by amending Section 728.1 and Sections 728.42, 728.44 and 728.69A of the Zoning Control Table to allow new full-service restaurants, small self-service restaurants, and self-service specialty food establishments with conditional use authorization and removing the Specific Provisions for full-service restaurants; adopting findings, including environmental findings, Section 301 findings, and findings of consistency with the General Plan and the Priority Policies of Section 101.1 .**

### **Existing Law**

Planning Code Section 728.1 establishes the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District. The Section 728 Zoning Control Table sets forth the building standards and uses that are allowed in the 24<sup>th</sup> Street – Noe Valley NCD. The existing Code allows new full-service restaurants with a conditional use; the Planning Commission has to consider additional conditional use criteria to authorize a full-service restaurant. New small self-service restaurants and self-service specialty food establishments are not permitted.

### **Amendments to Current Law**

The proposed legislation would remove the additional conditional use criteria for full-service restaurants and permit small self-service restaurants and self-service specialty food establishments with a conditional use.

### **Background Information**

The restrictions on restaurants and specialty food establishments were put in place more than 20 years ago, before the City enacted the controls on formula retail establishments that are now in the Planning Code. Due to the current economic downturn, there are currently significant vacancies of storefronts on 24<sup>th</sup> Street. Since formula retail controls are now in place to protect the neighborhood, the residents would like to open up the street to new food options and allow new small self-service restaurants and self-service specialty food establishments with a conditional use.