



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission Informational Update #2

HEARING DATE: NOVEMBER 15, 2012

Date: November 8, 2012
Case No.: **2008.0877 WESTERN SOMA COMMUNITY PLAN**
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **No Action Required. Informational Only.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Planning Department and participants of the Western SoMa planning process gave an informational presentation to the Planning Commission on November 1 that provided background information about the impetus for the plan, the process in which it was developed, and the key principles included in the Plan. This second informational presentation on November 15 will provide detailed information about the proposed zoning and height map amendments, Planning Code amendments, Implementation Document, and other details.

11th Street Entertainment Corridor

At the informational hearing on November 1, the Planning Commission and Supervisor Kim requested that the Planning Department provide alternatives to the proposed zoning for the 11th Street corridor, between Harrison and Folsom Streets. This request was based on concerns expressed that the proposed zoning does not adequately recognize and support the existing concentration of nighttime entertainment uses on that corridor.

The current zoning in Western SoMa does not allow nighttime entertainment as a permitted use in any district, including the 11th Street corridor, which is currently zoned as SLR (Service Light-Industrial Residential). Since the broader South of Market rezoning in 1990, all nighttime entertainment uses have persisted as legal nonconforming uses, with some allowance for expansion of existing venues via Conditional Use process. The Western SoMa Plan proposes to rezone the 11th Street corridor and the surrounding area as WMUG, which maintains the prohibition on new entertainment venues, and generally permits housing along with a broad range of small-to-moderate scale commercial activities.

The Plan proposes to allow new nighttime entertainment venues as principally permitted uses in the SALI (Service Arts Light Industrial) and WMUO (Western SoMa Mixed Use – Office) districts, which are proposed broadly south of Harrison Street. The SALI district does not permit housing or office uses, and could generally be characterized as a PDR district. The WMUO district also does not permit housing, but it does principally permit office uses. The proposed zoning also prohibits new nighttime entertainment within a 200-foot buffer around all RED (Residential Enclave) districts, which currently exist or are proposed along many alleys throughout the Plan area.

A map is provided showing the current land use conditions in the 11th Street entertainment area, including the location of entertainment venues, housing units (including live/work units), bars, and identified “soft sites” where new development would be anticipated.

Based on the request, Planning Department staff, in consultation with Task Force chair Jim Meko and staff from Supervisor Kim’s office, created a menu of options that cover a broad range of controls and land use outcomes. The Department’s recommendation to adopt the Plan’s proposed zoning remains (i.e. Option 1), and staff looks to the Commission to provide direction.

The following is a list and description of zoning alternatives for the Planning Commission’s consideration, including a brief description of the relevant zoning outcomes for each:

- **Option 1 – Adopt the Proposed WMUG Zoning (see proposed zoning map)**
 - New nighttime entertainment uses would not be permitted. Existing nighttime entertainment uses would continue as legal nonconforming uses.
 - Existing nighttime entertainment uses would be able to request a Conditional Use authorization to expand (such as was done by the DNA Lounge in early 2012). They would also be permitted to re-occupy a building in a demo/new construction project (which is not allowed under current zoning).
 - Residential uses would continue to be permitted. Note that there are few significant “soft sites” on this block where residential development would be anticipated.
- **Option 2a – Extend SALI District up 11th Street to Folsom Street**
 - Nighttime entertainment uses would be permitted as of right (i.e. new clubs could open).
 - No new residential uses would be permitted, and the existing residential uses would become legal nonconforming uses.
 - SALI is essentially a PDR district, so no office would be permitted.
- **Option 2b – Extend SALI District up to Folsom Street and Across the Intersection**
 - Same as Option 2a, except:
 - Adds two lots across the intersection on the north side of Folsom Street. One of these sites recently housed a nightclub, and the other is a large auto repair facility which is considered as a “soft site” for new development. These two lots would be impacted by 200-foot RED buffers where new nighttime entertainment is prohibited. However a portion of the larger parcel on the northeast corner of Folsom and 11th would not be covered by the buffer.

- Option 2c – Extend SALI District up to Folsom Street and Across the Intersection and add New REDs on Norfolk and Juniper Streets
 - Same as Option 2b except:
 - Rezones the parcels along Norfolk and Juniper Streets as RED. There are existing residential uses along these alleys, along with some identified “soft sites” that currently do not have residential uses. RED is primarily a residential district compared to the WMUG district, which would allow more commercial uses.
 - While the underlying zoning for the corridor would be SALI, almost the entire corridor would fall within a 200-foot buffer around the new REDs where new nighttime entertainment would be prohibited.
 - Existing nighttime entertainment uses would continue as legal nonconforming uses.
 - Existing nighttime entertainment uses would be able to request a Conditional Use authorization to expand (such as was done by the DNA Lounge in early 2012). They would also be permitted to re-occupy a building in a demo/new construction project (which is not allowed under current zoning).
- Option 3a – Zone the Corridor WMUO instead of WMUG or SALI
 - Nighttime entertainment uses would be principally permitted (i.e. new clubs could open).
 - Office uses would be principally permitted along with a broad range of commercial uses, including PDR uses.
 - No new residential uses would be permitted, and the existing residential uses would become legal nonconforming uses.
- Option 3b – Zone the Corridor (and Across the Intersection) WMUO instead of WMUG or SALI
 - Same as Option 3a, except:
 - Adds two lots across the intersection on the north side of Folsom Street. One of these sites recently housed a nightclub, and the other is a large auto repair facility which is considered as a “soft site” for new development. These two lots would be impacted by 200-foot RED buffers where new nighttime entertainment are prohibited. However a portion of the larger parcel on the northeast corner of Folsom and 11th would not be covered by the buffer.

- Option 3c – Zone the Corridor (and Across the Intersection) WMUO instead of WMUG or SALI and add New REDs on Norfolk and Juniper Streets
 - Same as Option 3b, except:
 - Rezones the parcels along Norfolk and Juniper Streets as RED. There are existing residential uses along these alleys, along with some identified “soft sites” that currently do not have residential uses. RED is primarily a residential district compared to the WMUG district, which would allow more commercial uses.
 - While the underlying zoning for the corridor would be WMUO, almost the entire corridor would fall within a 200-foot buffer around the new REDs where new nighttime entertainment would be prohibited.
 - Existing nighttime entertainment uses would continue as legal nonconforming uses.
 - Existing nighttime entertainment uses would be able to request a Conditional Use authorization to expand (such as was done by the DNA Lounge in early 2012). They would also be permitted to re-occupy a building in a demo/new construction project (which is not allowed under current zoning).
- Option 4 – Create Buffers Around Existing Nighttime Entertainment Uses to Prohibit New Residential Uses (not mapped)
 - Proposed WMUG zoning would be adopted, so existing nighttime entertainment uses would still remain legal nonconforming uses.
 - No new residential uses would be permitted within a buffer area around existing nighttime entertainment uses. This concept is the inverse of the RED buffers in the proposed zoning.
 - Implementation of this concept would require determination of the buffer size (e.g. 200 feet) as well as the geographic extent of such buffers (e.g. 11st Street venues only, all of Western SoMa).

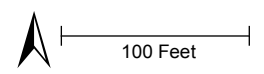
Western SoMa

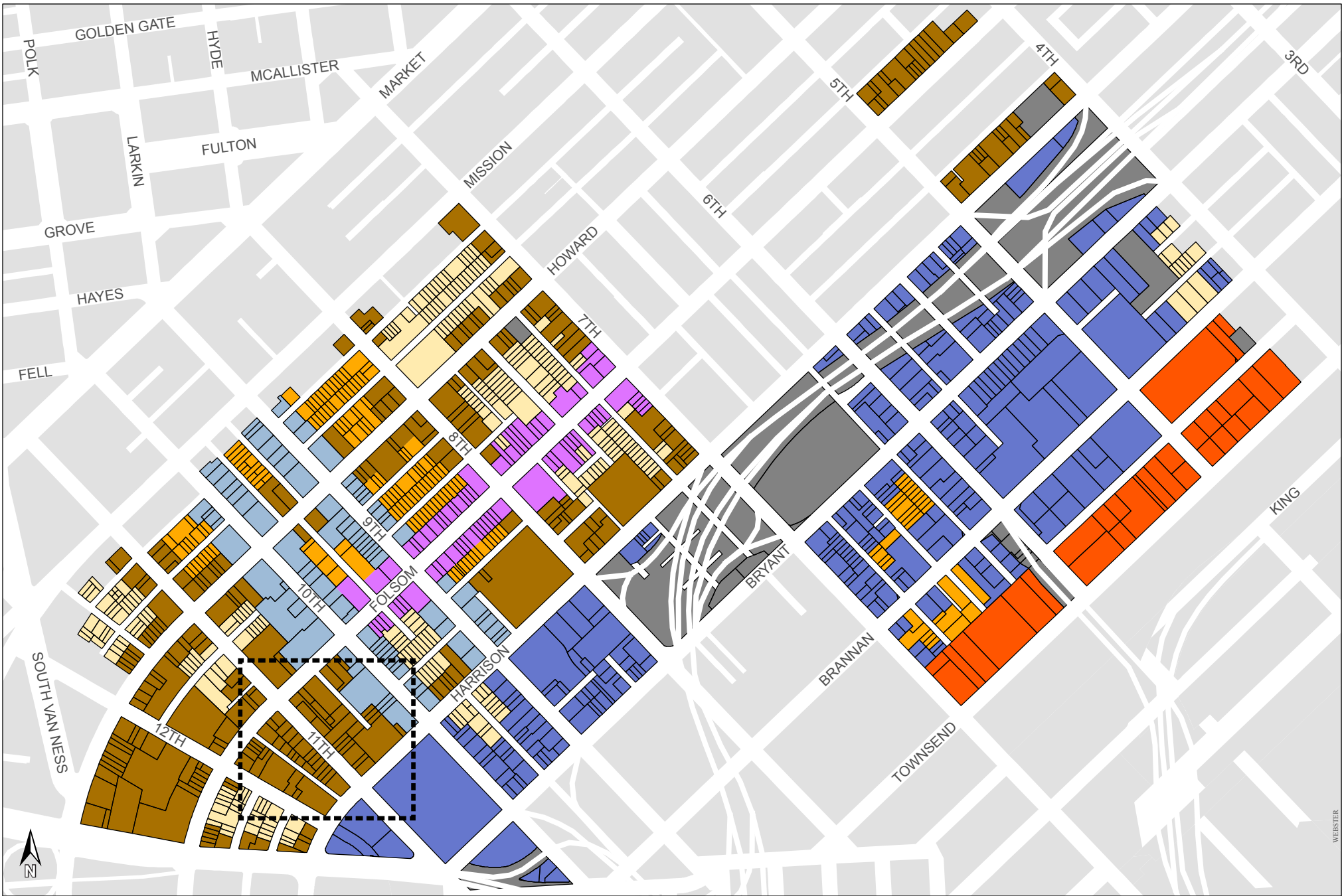
11th Street
Corridor Uses

Current Conditions











-  Nighttime Entertainment
-  Bar
-  "Soft" Site
-  Residential Units
-  Live/Work





Western SoMa Zoning Districts

November 2012

- | | |
|--|--|
|  RED |  RCD |
|  RED-MX |  SALI |
|  WMUG |  Folsom NCT |
|  WMUO |  P |

1,000 Feet



Western SoMa

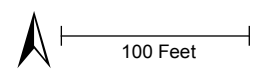
11th Street
Corridor Uses

Option 2a

SALI



-  SALI
-  "Soft" Site
-  Nighttime Entertainment
-  Bar
-  200' RED Buffers
-  Potential Change in Zoning
-  Residential Units
-  Live/Work



Western SoMa

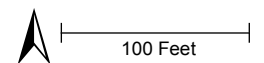
11th Street
Corridor Uses

Option 2b

SALI across Folsom



- SALI
- "Soft" Site
- Nighttime Entertainment
- Bar
- 200' RED Buffers
- Potential Change in Zoning
- Residential Units
- Live/Work



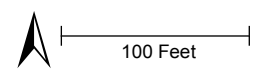
Western SoMa

11th Street
Corridor Uses

Option 2c
SALI Across Folsom
and RED



- RED
- SALI
- "Soft" Site
- Nighttime Entertainment
- Bar
- 200' RED Buffers
- Potential Change in Zoning
- Residential Units
- Live/Work



Western SoMa

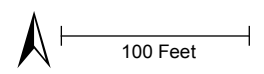
11th Street
Corridor Uses

Option 3a

WMUO



- WMUO
- "Soft" Site
- Nighttime Entertainment
- Bar
- 200' RED Buffers
- Potential Change in Zoning
- Residential Units
- Live/Work



Western SoMa

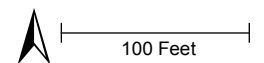
11th Street
Corridor Uses

Option 3b

WMUO across Folsom



- WMUO
- "Soft" Site
- Nighttime Entertainment
- Bar
- 200' RED Buffers
- Potential Change in Zoning
- Residential Units
- Live/Work



Western SoMa

11th Street
Corridor Uses

Option 3c

WMUO across Folsom
and RED



- RED
- SALI
- "Soft" Site
- Nighttime Entertainment
- Bar
- 200' RED Buffers
- Potential Change in Zoning
- Residential Units
- L/W Live/Work

