

New Planning Code Summary:

Nighttime Entertainment and Uses Greater than 25,000 Square Feet in Western SOMA

Code Changes: Sections 744.21, 823, 845.56
Case Number: Board File No. 140724 / Enactment No. 204-14
Initiated by: Supervisor Kim
Effective Date: November 8, 2014

The Way It Was:

1. The Regional Commercial District required Conditional Use Authorization for the establishment of a Non-Residential Use greater than 10,000 square feet in size and prohibits Non-Residential Uses greater than 25,000 square feet.
2. The Western SOMA Special Use District prohibited the establishment of nighttime entertainment uses in the Western SOMA Mixed Use-Office (WMUO) zoning district from locating within 200 linear feet of any property within the Residential Enclave (RED) or the Residential Enclave-Mixed (RED-MX) zoning districts.
3. The Western SOMA Mixed Use-Office (WMUO) zoning district required Conditional Use authorization to establish a Nighttime Entertainment use.

The Way It Is Now:

1. Elementary and Secondary Schools, as defined in Planning Code Sections 217(f) and 217(g), and Child Care, as defined in Planning Code Sections 790.50(b) and 790.51(a), are exempt from the 25,000 square foot Non-Residential Use Size prohibition within the Regional Commercial District.
2. A nighttime entertainment use that was established within 200 linear feet of any property within the RED or the RED-MX zoning districts 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 in that location is now exempt from the 200 linear feet buffer prohibition.
3. Nighttime Entertainment uses are now principally permitted in the Western SOMA Mixed Use-Office (WMUO) zoning district.

Link to signed legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=3289630&GUID=3EC39F22-0277-4C2C-8FDD-E7CA72041597>