



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Restaurant and Bar Uses in Jackson Square, Broadway and North Beach, and Pacific Avenue Office Uses

Amended Sections: 178, 249.25, 714, 722 and 783
Case Number: 2017-013742PCA
Board File/Enactment #: 171108/47-18
Initiated by: Supervisor Peskin
Effective Date: April 15, 2018

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The proposed Ordinance amended the Planning Code to limit eating and drinking uses and require Conditional Use authorization for Office, Business Service and Institutional Uses fronting Pacific Avenue in the Jackson Square SUD. The Ordinance also shortened the abandonment period for a Restaurant use in the North Beach Neighborhood Commercial District to 18 months.

The Way It Was:

1. Within the Jackson Square SUD Limited Restaurants, Restaurants and Bars were principally permitted.
2. Within the Jackson Square SUD new eating and drinking uses were allowed to occupy tenant spaces last legally occupied by any use.
3. Within the Jackson Square SUD any use could have converted to a Limited Restaurant, a Restaurant or a Bar use.
4. Within the Jackson Square SUD Conditional Use authorization was not required to establish an Office use, Business Service Uses or Institutional Use that fronted Pacific Avenue.
5. Within the North Beach Neighborhood Commercial District, a Restaurant use was considered discontinued and abandoned if the period of non-use was three years.

The Way It Is Now:

1. Within the Jackson Square SUD Limited Restaurants, Restaurants and Bars require Conditional Use authorization.

2. Within the Jackson Square SUD:
 - a. Bar uses may only occupy spaces currently or last legally occupied by a Bar use;
 - b. Restaurant uses may only occupy spaces currently or last legally occupied by a Bar or Restaurant use; and
 - c. Limited Restaurant uses may only occupy spaces currently or last legally occupied by a Bar, Restaurant, or Limited Restaurant use.
3. Within the Jackson Square SUD only existing eating and drinking uses may convert to Limited Restaurant, Restaurant or Bar uses.
4. Within the Jackson Square SUD Conditional Use authorization is required to establish an Office use, Business Service Uses or Institutional Use that fronts Pacific Avenue.
5. Within the North Beach Neighborhood Commercial District, a Restaurant use is considered discontinued and abandoned if the period of non-use is 18 months.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=6034098&GUID=45C95D93-52AA-4C05-98E7-A5E6E744B82D>