



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Legitimization and Reestablishment of Certain Self-Storage Uses

Amended Sections: 183(c)(4)
Case Number: 2018-001968PCA
Board File/Enactment #: 180086/122-18
Initiated by: Supervisor Kim
Effective Date: June 22, 2018

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The proposed Ordinance amended the Planning Code to allow the owner of premises leased to the City and County of San Francisco for a public safety-related use to resume a pre-existing Self-Storage use after the City vacates the property. This will be allowed without regard to whether that Self-Storage use was established with benefit of permit. The facility will be leased for the purpose of storing Police Department evidence while the Hall of Justice is rebuilt.

The Way It Was:

1. The Service/Arts/Light Industrial (SALI) Zoning District does not allow Self-Storage uses. Self-Storage has not been permitted since the establishment of the SALI District in 2013.
2. The property at 777 Brannan Street has been operating as a Self-Storage Use since 2011. "Storage" was a permitted use at the likely time of its establishment, however there is no sufficient evidence that this Self-Storage use was established with proper permitting.

The Way It Is Now:

1. The Service/Arts/Light Industrial (SALI) Zoning District allows Self-Storage uses to re-establish after having been abandoned under specific conditions including:
 - a. The subject property must be located within 1,000 ft. of the South of Market Special Hall of Justice Legal Services District;
 - b. The purpose of the abandonment of the Self-Storage use is due to entering into a lease with the City for the sole occupancy by the City for a public safety related use;
 - c. Have been operating as a Self-Storage use for at least five years prior to abandonment for the public safety use;

- d. Would have been a permitted use or allowed through a Conditional Use authorization at the time of its establishment as a Self-Storage use;
 - e. Applies for and obtains any necessary permits to re-establish the Self-Storage use within one year of the City vacating the property;
 - f. Resumes operations as a Self-Storage use within two years of the City vacating the property
2. The property at 777 Brannan Street will be eligible to establish itself as a legal non-conforming Self-Storage use contingent on the payment of the Transit Impact Development Fee owed at the time the use was first established, and the property will be allowed to re-establish the legal non-conforming Self-Storage use after the City's vacation of the property.

Link to Signed Legislation:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=3320116&GUID=AF629F74-D0E2-4531-970D-DF0C3C986722&Options=ID|Text|&Search=180086>