



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Mission Alcoholic Beverage SUD and Mission St. NCT District

Amended Sections: 249.60 and 754
Case Number: 2018-010759PCA
Board File/Enactment #: 180803/273-18
Initiated by: Supervisor Ronen
Effective Date: December 20, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Ordinance amended the Mission Alcoholic Beverage SUD and the Mission Street NCT to help balance the mix of non-residential uses and enhance retail corridor character in the Mission neighborhood.

The Way It Was:

Mission Alcoholic Beverage SUD

1. Restaurant uses were regulated according to the underlying zoning district in which they are located.
2. Alcoholic Beverage Control (ABC) Type 75 (Brewpub) licenses were allowed in conjunction with a Bona Fide Eating Place.

Mission Street NCT

3. Merging existing ground floor commercial spaces was regulated by the use size controls which require Conditional Use authorization for establishing a use 6,000 square feet or larger.
4. There was no requirement for projects larger than 10,000 square feet to provide first story non-residential tenant spaces 1,500 gross square feet or smaller with immediate access to the street frontage.
5. New non-residential uses were not required to secure Conditional Use authorization to occupy a space where the immediately prior use was a Legacy Business solely because the immediately prior use occupying that space was a Legacy Business.
6. Light Manufacturing was not allowed at any story.
7. Philanthropic Administrative Services were not allowed at any story.
8. Bars were principally permitted at the first and second stories, and Restaurants were principally permitted at the first story.
9. There were no strict quantitative limits on the total number of Eating and Drinking uses.
10. New non-residential uses subject to Conditional Use authorization were not required to make compatibility findings specific to the Mission Street NCT.

The Way It Is Now:

Mission Alcoholic Beverage SUD

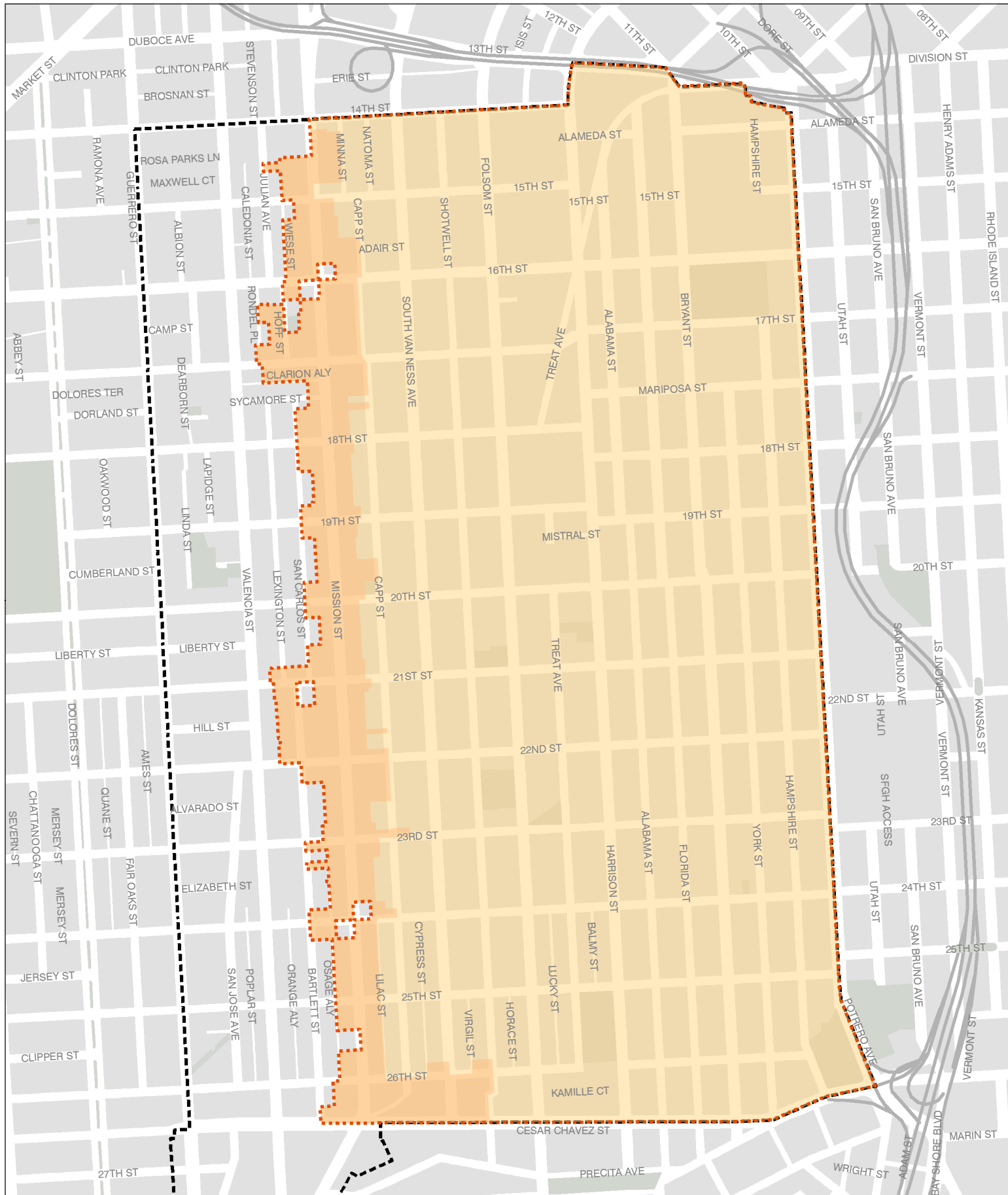
1. Within a subarea of the Mission Alcoholic Beverage SUD, Restaurant uses require Conditional Use authorization (*see map*).
2. ABC Type 75 (Brewpub) licenses are prohibited within a subarea of the Mission Alcoholic Beverage SUD (*see map*).

Mission Street NCT

3. Mergers of ground floor commercial space resulting in a use size greater than 1,500 square feet are prohibited. Mergers involving Legacy Businesses, Arts Activities, and Institutional Community uses are exempted.
4. Projects larger than 10,000 gross square feet are required to provide at least one first story non-residential tenant space with immediate access to the street frontage that is no larger than 1,500 gross square feet.
5. Conditional Use authorization is required for any new non-residential use where the immediately prior use was a Legacy Business and where the property has been vacant for less than three years.
6. Light Manufacturing uses are allowed at all stories except within first story spaces that front Mission Street.
7. Philanthropic Administrative Services are allowed at the third story and above, but cannot exceed 2,500 gross square feet per individual use.
8. Bars require Conditional Use authorization at the first and second stories and Restaurants require Conditional Use authorization at the first story.
9. The total number of Eating and Drinking uses is not allowed to exceed 167. A new Eating and Drinking use is not permitted if it would result in a net total of more than 167 Eating and Drinking uses within the Mission Street NCT.
10. New non-residential uses subject to Conditional Use authorization are required to make compatibility findings specific to the Mission Street NCT.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=6797063&GUID=9D2A00E0-09ED-4133-99A2-057FBBDFAF84>



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