



Western SoMa Citizens Planning Task Force

Legislative Summary as of October 20, 2006

Adopted by San Francisco Board of Supervisors

Establishing the Western SoMa Special Use district

An Ordinance to define the plan area subject to the community planning recommendations of the Western SoMa Citizens Planning Task Force (established by Board of Supervisor's Resolution 731-04). The proposed creation of the Western SoMa SUD does not impose any modifications to the Planning Code controls for the area. By defining the Plan Area as a SUD, subsequent recommendations from the Western SoMa Citizens Planning Task Force for either interim or permanent Planning code modifications can be evaluated and defined for a specific set of properties in San Francisco.

Formula Retail Controls

Ordinance adopted to promote stabilization for the dynamic real estate market in the Western SoMa Special Use District (SUD). The initial Conditional Use designation for "formula retail" uses in the SUD does no more than require a conditional use findings and public hearing for these uses when proposed in the Western SoMa SUD. Concerns have been expressed through the Western SoMa Citizens Planning Task Force that the increasing levels of new and existing ground floor non-residential use space in the SUD and the increasing number of new residents to the area could stimulate market interest from a wide variety of formula retail uses. Not all of these formula retail uses are necessarily appropriate to the long-term service and shopping needs of existing and future residents of the Western SoMa SUD. Conditional use controls of this nature are already in place for the neighborhood commercial areas of along Haight and Divisadero Streets and in Cole Valley.

Notification for Changes of Use and Modifications to Existing Building Envelopes

The ordinance establishes neighborhood notification for expansions in building envelopes and changes in use within the Western SoMa SUD. The proposed neighborhood notifications are identical to those found throughout San Francisco neighborhood commercial and residential areas.

Recommended and Pending Board of Supervisors or Planning Commission Action

***Recommendations for Interim Controls regarding
Market Rate Single Room Occupancy (SRO) Development Projects***
from the Western SoMa Citizens Planning Task Force
(adopted July 26, 2006)

Numerous issues and concerns have been raised by the membership regarding the short and long-term appropriateness of Single Room Occupancy (SRO) developments in the Western SoMa SUD. The Planning Code provisions for SRO as a housing type are specific to the current South of Market Zoning Districts. Given the early stages of formulating zoning proposals for the Western SoMa, interim controls in the Western SoMa SUD should prohibit new SRO proposals in the SLI zoning district and in all other zoning districts be subject to standard Conditional Use and other requirements described below. New Conditional Use SRO proposals should be subject to authorizations from the Planning Commission that require the standard Section 303 findings and the following new SRO findings.

- ✓ New SRO development proposals shall demonstrate to the Planning Commission that the new units are meeting clearly and definitively underserved segments of the local housing market demand.
- ✓ New SRO development proposals shall demonstrate to the Planning commission that the applicable development location is within one block walking distance of necessary and existing residential serving commercial uses (including but not limited to grocery shopping, dedicated open space).

In addition it is suggested that new SRO proposals should be subject to:

- No allowable variances from the Planning Code SRO requirements except for “parking”.
- No ground floor SRO units except for those with stoops on Western SoMa side-streets (i.e., alleys). On major Western SoMa streets active non-residential uses should be required on the ground floor.
- Apply the most current City and County of San Francisco inclusionary BMR standards to SRO proposals.

*Recommendations for Policies to Implement
Conditional Use Controls for Formula Retail Uses
in the Western SoMa Special Use District*
from the Western SoMa Citizens Planning Task Force
(adopted August 23, 2006)

Size of New Formula Retail Uses

- 1) Discourage large out-of-scale formula retail uses in proximity to smaller existing retail uses.
- 2) Ensure sufficient separation of new formula retail uses and avoid clustering of formula retail uses.

Use Types

- 3) Discourage single stand-alone formula retail uses.
- 4) Encourage the integration of pedestrian-friendly, publicly accessible open space into new developments that include formula retail uses.
- 5) Discourage drive-through formula retail uses.

Location of New Formula Retail Uses

- 6) Discourage auto-oriented formula retail uses north of Highways 80/101.
- 7) Discourage auto-oriented formula retail uses in heavily used pedestrian areas (e.g., near schools and parks) or in proximity to existing clusters of residential uses.
- 8) Encourage pedestrian-oriented formula retail uses in proximity of existing residential populations.

Other Considerations for New Formula Retail Uses

- 9) Minimize multiple automobile curb cuts.
- 10) Encourage a mix of uses and discourage the sole use of a development site by formula retail uses and their required parking (especially when required parking is provided in a surface parking area).
- 11) Discourage formula retail uses that could lead to double parking (legal or illegal).
- 12) Provide street entrances to new retail uses and discourage any development proposals that provided retail entrances exclusively from required or non-required parking areas.
- 13) Preferences should be given to new formula retail uses that willingly participate in formalized local resident job hiring programs.