

[Zoning - 1800 Market Street Community Center Project Special Use District]

**Ordinance amending the San Francisco Planning Code by adding Section 787 to establish the 1800 Market Street Community Center Project Special Use District for property located at 1800 Market Street (Lot No. 014, Assessor's Block No. 871), located at the northwest corner of Market Street and Octavia Boulevard; amending Sheet No. SU07 of the Zoning Map of the City and County of San Francisco to reflect this new Special Use District; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.**

NOTE: Additions are single-underline italics Times New Roman; deletions are ~~strike-through italics Times New Roman~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco hereby finds and declares as follows:

(a) The legislation will affect property located at 1800 Market Street (Lot No. 014, Assessor's Block No. 871), located at the northwest corner of Market Street and Octavia Boulevard and currently occupied by the San Francisco Lesbian Gay Bisexual and Transgender Community Center (the "Property").

(b) The Planning Department has determined that this legislation is exempt from the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. A Determination of Exemption dated July 26, 2010, is on file with the Clerk of the Board of Supervisors in File No. 100188 and is incorporated herein by reference.

1 (c) On June 22, 2010, the Planning Commission in Resolution No. 18151  
2 approved, and recommended for adoption by the Board, the 1800 Market Street Community  
3 Center Project Special Use District and the Zoning Map amendment to establish a Special  
4 Use District. A copy of Planning Commission Resolution No. 18151 is on file with the  
5 Clerk of the Board of Supervisors in File No. 100188.

6 (d) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
7 Special Use District will serve the public necessity, convenience and welfare for the reasons  
8 set forth in Planning Commission Resolution No. 18151, approving and recommending  
9 the Special Use District for adoption by the Board, and incorporates said findings herein by  
10 reference.

11 (e) This Special Use District is consistent with the General Plan and with the Priority  
12 Policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission  
13 Resolution No. 18151 and the Board incorporates those reasons herein by reference.

14 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
15 787, to read as follows:

16 SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE  
17 DISTRICT.

18 In order to provide for a compatible revenue-generating commercial and economic  
19 development use in a portion of the existing San Francisco Lesbian Gay Bisexual and Transgender  
20 Community Center at 1800 Market Street to financially support the ongoing operations of such  
21 community center, there shall be an 1800 Market Street Community Center Project Special Use District  
22 at 1800 Market Street located at the northwest corner of Market Street and Octavia Boulevard,  
23 consisting of Lot 014 of Assessor's Block 871, as designated on Sectional Map SU07 of the Zoning  
24 Map. The following provisions shall apply within such special use district:

1           (a) In this special use district all of the provisions of this Code applicable in an NCT-3  
2 Zoning District shall continue to apply, except as specifically provided in Subsections (b) and (c)  
3 below.

4           (b) A full-service restaurant, as defined in Section 790.90, a bar, as defined in Section  
5 790.22, and other entertainment, as defined in Section 790.38, up to 6,999 gross square feet in use size  
6 shall be permitted uses on the third story and above.

7           (c) An outdoor activity area operated by a permitted full-service restaurant, bar or other  
8 entertainment use, as defined by Sections 145.2 and 790.70, shall be a permitted use on the third story  
9 and above if located contiguous to the Market Street front property line, subject to the following  
10 restrictions:

11           (1) Hours of operation of the outdoor activity area shall be no later than 12:00 midnight  
12 Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and evenings before a holiday.

13           (2) The noise associated with any amplified music, outdoor speakers, or other devices  
14 located in the outdoor activity area shall not exceed a noise level more than eight dBA above the local  
15 ambient at any point outside of the property plane, as defined by Chapter 29 of the Police Code.

16           Section 3. In accordance with Planning Code Sections 106 and 302, Sheet SU07 of  
17 the Zoning Map of the City and County of San Francisco is hereby amended to designate the  
18 following as the 1800 Market Street Community Center Special Use District:

19           Assessor's Block 871, Lot 014, 1800 Market Street, located at the northwest corner of  
20 Market Street and Octavia Boulevard.

21  
22 APPROVED AS TO FORM:  
23 DENNIS J. HERRERA, City Attorney

24 By:

  
25 JUDITH A. BOYAJIAN  
Deputy City Attorney

Supervisor Duffy  
BOARD OF SUPERVISORS



City and County of San Francisco  
**Tails  
Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 100188

**Date Passed:** October 19, 2010

Ordinance amending the San Francisco Planning Code by adding Section 787 to establish the 1800 Market Street Community Center Project Special Use District for property located at 1800 Market Street (Lot No. 014, Assessor's Block No. 871), located at the northwest corner of Market Street and Octavia Boulevard; amending Sheet No. SU07 of the Zoning Map of the City and County of San Francisco to reflect this new Special Use District; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

September 27, 2010 Land Use and Economic Development Committee - RECOMMENDED

October 05, 2010 Board of Supervisors - PASSED ON FIRST READING

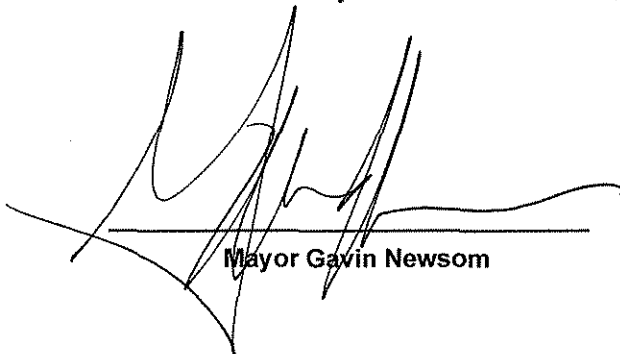
Ayes: 10 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi  
Excused: 1 - Daly

October 19, 2010 Board of Supervisors - FINALLY PASSED

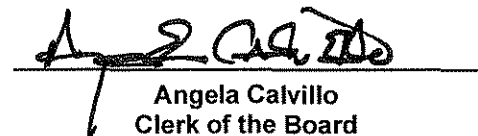
Ayes: 10 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi  
Excused: 1 - Daly

File No. 100188

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
10/19/2010 by the Board of Supervisors of  
the City and County of San Francisco.



Mayor Gavin Newsom



Angela Calvillo  
Clerk of the Board

October 22, 2010  
Date Approved