



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 651 Planning Code Text Change & Zoning Map Amendment HEARING DATE: JUNE 21, 2010

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: 1800 Market Street, aka LGBT Community Center
Landmark No. 223, Carmel Fallon Building

Case Number: 2010.0335TZ

Initiated by: Supervisor Dufty, Introduced April 27, 2010
BOS File No. 10-0188

Staff Contact: Tara Sullivan, Legislative Affairs
tara.sullivan@sfgov.org, 415-558-6257

Reviewed by: Tim Frye, Acting Preservation Coordinator
tim.frye@sfgov.org, 415-575-6822

Recommendation: **Recommend Approval with Modifications**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT WITH MODIFICATIONS AN ORDINANCE THAT WOULD AMEND PLANNING CODE BY ADDING SECTION 787 TO ESTABLISH THE "1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE DISTRICT" FOR THE PROPERTY LOCATED AT 1800 MARKET STREET (BLOCK/LOT: 0871/014); AND AMEND ZONING MAP SHEET SU07 TO REFLECT THE NEW SUD; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.

PREAMBLE

Whereas, on April 27, 2010, Supervisor Dufty introduced an Ordinance under Board File No. 10-0188, which would amend the Planning Code to add Section 787 to establish the *1800 Market Street Community Center Project Special Use District* ("SUD") for the property located at 1800 Market Street (B/L: 0871/014), located at the northwest corner of Market Street and Octavia Boulevard (aka the LBG T Community Center), and amending sheet SU07 of the Zoning Map to reflect this new Special Use District; and

Whereas, pursuant to Charter Section 4.135, any proposed Ordinance regarding preservation issues will be referred to the Historic Preservation Commission ("HPC") for their review and recommendation to the Board of Supervisors. Because the proposed SUD concerns an individual landmark, this item is being referred to the HPC for recommendation to the Board of Supervisors; and

Whereas, on June 2, 2010, the HPC conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance; and

Whereas, the proposed zoning changes have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2); and

Whereas, the HPC has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented by Department staff, and other interested parties; and

Whereas, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the HPC has reviewed the proposed Ordinance; and

MOVED, that the HPC hereby recommends *approval with modification of the proposed ordinance* to the Board of Supervisors and adopts this Resolution to that effect. The modification proposed is as follows:

1. Cross reference the new SUD in Section 702.2: Neighborhood Commercial Special Use Districts.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. 1800 Market Street is classified as an Institutional Use per Code Section 790.50, and is zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District), which regulates what type of uses may be permitted on a parcel. NCT-3 currently permits outdoor activity on an upper floor with a Conditional Use Authorization ("CU") (Section 731.24), and does not permit a full-service restaurant (731.42), a bar (731.41) use, or Other Entertainment Use (790.38) on the third floor.
2. 1800 Market Street was designated as San Francisco Landmark No. 233 in 1998.
3. The Planning Commission authorized the demolition and construction of the new LGBT Center in November 1998, under case no. 1998.834C.
4. The LGBT Center has been pursuing opening a restaurant/bar use on the third floor of the building for the past year, as a method of generating revenue for the Center's mission and programming. The current zoning controls do not permit a business to operate on the third floor. The proposed SUD will enable the Center to lease out this space subject to the controls specified above.
5. The LGBT Center is located at the intersection of Market and Octavia Streets, an important crossroads of San Francisco. The portion of Market Street that the Center faces contains active commercial uses. A new restaurant/bar use will be compatible with the surrounding activities.

6. The outdoor space faces Market Street and any noise emanating from the space will front Market Street, not Waller Street, which is protected by the third floor massing along Waller Street.
7. The proposed Ordinance is narrowly drafted to permit a limited number of uses on the third floor and the remainder of the building will be used for LGBT community facilities.
8. The HPC believes that the proposed uses are appropriate to the size and scale of the existing building, will be compatible with the surrounding neighborhood, and will add to the vibrancy and longevity of the LGBT Center.
9. The HPC further finds that the proposed Ordinance will not impact the Landmark portion of the property, and will assist in the maintenance and upkeep of the Landmark.
10. The new use should not be detrimental to the Landmark and any work to the exterior of the building (beyond maintenance and repair) related to the new use will require review and approval by the HPC.
11. Therefore, the HPC recommends *approval with modifications of the proposed Ordinance*. The modification proposed is as follows:
 - a. Cross reference the new SUD in Section 702.2: Neighborhood Commercial Special Use Districts.
12. **General Plan Compliance.** The proposed Ordinance is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. COMMERCE & INDUSTRY ELEMENT

THE COMMERCE & INDUSTRY ELEMENT SETS FORTH OBJECTIVES AND POLICES THAT ADDRESS THE BROAD RANGE OF ECONOMIC ACTIVITIES, FACILITIES AND SUPPORT SYSTEMS THAT CONSTITUTE SAN FRANCISCO'S EMPLOYMENT AND SERVICE BASE. THE PLAN SERVES AS A COMPREHENSIVE GUIDE FOR BOTH THE PUBLIC AND PRIVATE SECTORS WHEN MAKING DECISIONS RELATED TO ECONOMIC GROWTH AND CHANGE.

GOALS

The objectives and policies are based on the premise that economic development activities in San Francisco must be designed to achieve three overall goals: 1) Economic Vitality - the first goal is to maintain and expand a healthy, vital and diverse economy which will provide jobs essential to personal well-being and revenues to pay for the services essential to the quality of life in the city; 2) Social Equity - the second goal is to assure that all segments of the San Francisco labor force benefit from economic growth. This will require that particular attention be given to reducing the level of unemployment, particularly among the chronically unemployed and those excluded from full participation by race, language or lack of formal occupational training; and 3) Environmental Quality - the third goal is to maintain and enhance the environment. San Francisco's unique and attractive environment is one of the principal reasons San Francisco is a desirable place for residents to live, businesses to locate, and tourists to visit. The pursuit of employment opportunities and economic expansion must not be at the expense of the environment appreciated by all.

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

POLICY 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

POLICY 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

II. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

13. The proposed replacement project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed Ordinance would not significantly impact existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed Ordinance will not impact existing housing and neighborhood character.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance will help enhance the City's supply of affordable housing by allowing for TDRs to be transferred to a larger number of parcels in the C-3 Districts, which may enable new projects to be developed containing affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed Ordinance will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Ordinance would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed amendments. Any construction or alteration associated with an establishment on the third floor would be executed in compliance with all applicable construction and safety measures.


- G) That landmark and historic buildings will be preserved:

The proposed Ordinance concerns Landmark No. 233, and it concerns uses that may locate on the third floor of the contemporary portion of the Landmark. The historic portion of the Landmark will be unaffected by the proposed Code changes.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed Ordinance will not impact the City's parks and open space.

I hereby certify that the HPC ADOPTED the foregoing Resolution on July 21, 2010.


Acting County Administrator
For: Linda Avery
Commission Secretary

AYES: Chase, Hasz, Martinez, Matsuda, Wolfram, Buckley

NAYS:

RECUSED:

ABSENT: Damkroger

ADOPTED: July 21, 2010