



MEMO

DATE: July 15, 2010

TO: Business and Land Use Committee

FROM: Paul Lord, Chair

RE: **Executive Summary – W SoMa Zoning Land Use Tables**

Process

Beginning in the last half of 2009, an Executive Working Group of the Western SoMa Citizens Planning Task Force began meeting with Planning Department staff to draft the proposed W SoMa Zoning Land Use Tables.

This land use table details the permitted, conditional use and non-permitted uses for the W SoMa SUD. The complexity of evaluating approximately 95 land uses that fall into six general categories took numerous working meetings. The details of the Executive Working Group recommendations are embedded in the DRAFT Land Use Matrix. This DRAFT W SoMa Land Use Matrix, dated June 17, 2010, was first presented in its entirety at the regular meeting of the Business and Land Use Committee on June 17, 2010.

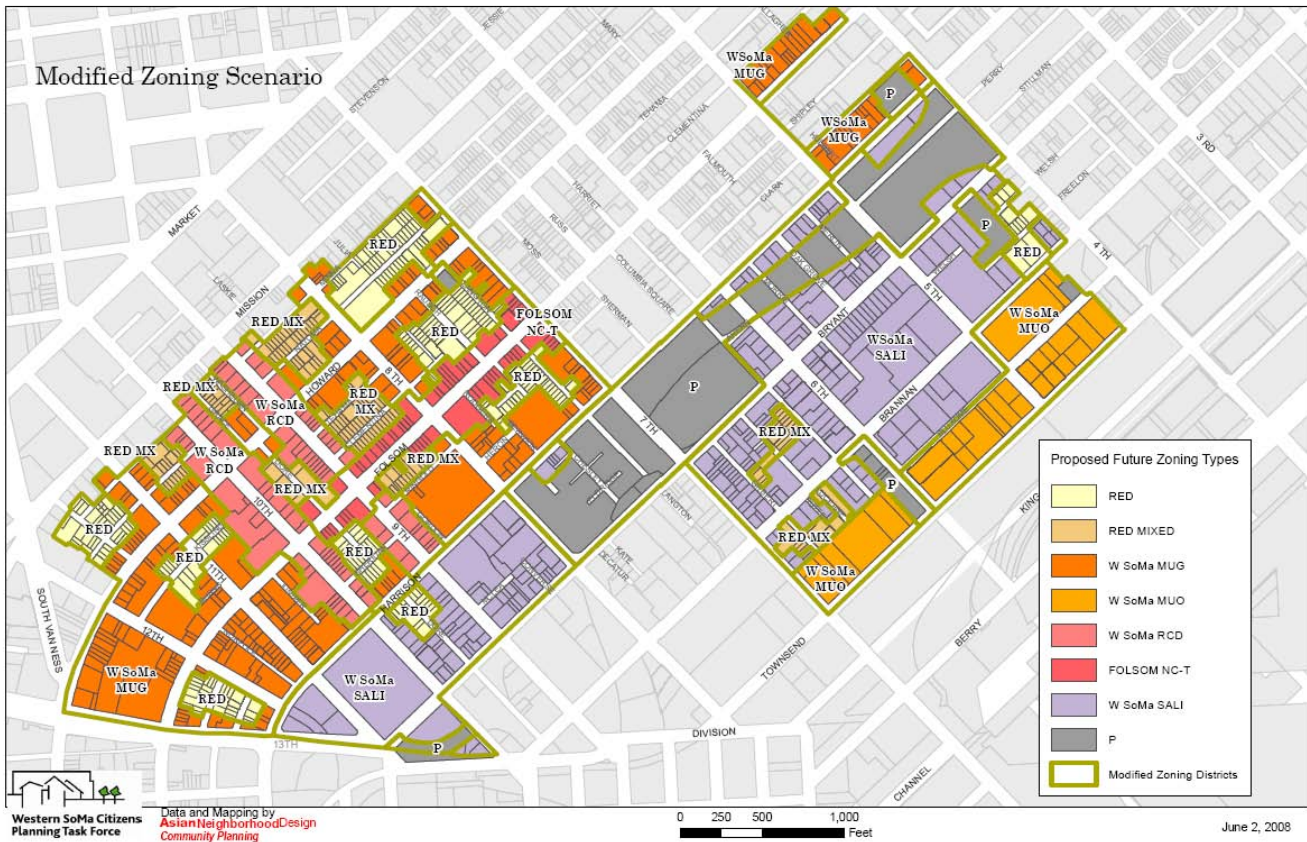
The Six General Land Use Categories

- Residential (9 specific land uses)
- Institutions (10 specific land uses)
- Commercial (31 specific land uses with the addition of “Other Entertainment”)
- Office (12 specific land uses – recommended to be collapsed into 3 generalized “Office” uses)
- Industrial/PDR (21 specific land uses)
- Other (11 specific land uses)

For definitions of the land uses, please see the companion definitions document. The addition of 26 footnotes adding detail and specificity (please see Land Use Matrix for the details in these footnotes) are applicable to the approximate 95 land uses in the DRAFT Land Use Matrix.

The Six General Land Use Categories Summarized by Seven Zoning Districts

In the map below, seven (7) Zoning District are proposed in the W SoMa SUD. These seven districts do not include the areas zoned Public (P).



1. Residential Enclave District (RED)

These districts are clusters of low-scale, medium density, predominantly residential developments concentrated along mid-block alleyways (Natoma, Tehama, Clementina, etc.), primarily north of Harrison Street, similar to existing conditions of RED districts, which exist at present. This district proposal does not permit any single-room occupancy (SRO) units or any retail, commercial or light industrial uses.

- a. *Permitted Uses* include Dwelling Units, Market Rate Housing in Historic Buildings, Open Recreation and Horticulture.

- b. *Conditional Uses* include Residential Demolition, Residential Division, Arts Activities other than Theaters, Retail Sales and Services in Landmark or Contributory Buildings, Office in Historic Buildings, and Public Use.
- c. All other uses are not permitted.

2. Residential Enclave District – Mixed (RED Mixed) – Non-Residential Uses are limited to no more than 1,250 square feet of use.

Similar to the RED districts, RED Mixed districts promote residential developments but also allow for a limited mix of supportive uses such as retail, and light manufacturing, using appropriate buffers to allow incompatible uses to exist in proximity to one another and requiring a Conditional Use authorization.

- a. *Permitted Uses* include Dwelling Units, Market Rate Housing in Historic Buildings, Child Care, Arts Activities other than Theaters, Full Service Restaurant, Large Fast Food Restaurants, Other Retail Sales and Services, Personal Service, Retail Sales and Services, Small Self-Service (Fast Food) Restaurant, Theater (non-movie), Business Goods and Equipment Repair Service, Business Service (non-office), Catering Service, Light Manufacturing, Wholesale Sales, Motor Vehicle Repair, Non-Retail Greenhouse or Plan Nursery, Trade Shop, Open Air Sales, Open Recreation Horticulture, Outdoor Activity Area.
- b. *Conditional Uses* include Group Housing, Residential Conversion, Residential Demolition, Residential Division, Assembly and Social Service, Educational Service, Religious Facility, Retail Sales and Services in Landmark or Contributory Building, Office in Historic Building, five types of Auto Parking, Vehicle Storage- Enclosed Lot/Structure, and Public Use.
- c. All other uses are not permitted.

3. W SoMa Mixed Use General (MUG)

This district surrounds the RED and RED Mixed clusters north of Harrison Street. It permits residential uses and support a flexible mix of smaller neighborhood-serving retail, commercial and industrial/production, distribution, and repair (PDR) uses, some permitted as principal uses and others requiring a Conditional Use authorization.

- a. *Permitted Uses* include Dwelling Units, Group Housing, Single Room Occupancy Units (SRO), Market Rate Housing in Historic Buildings, Child Care, Job Training, Arts Activities other than Theaters, Bars, Full Service Restaurant, Gym, Large Fast Food Restaurants, Other Retail Sales



and Services, Personal Service, Retail Sales and Services, Small Self-Service (Fast Food) Restaurant, Office in Historic Building, Professional Services, Theater (non-movie), Business Goods and Equipment Repair Service, Business Service (non-Office), Auto Service Station, Catering Service, Light Manufacturing, Wholesale Sales, Motor Vehicle Repair, Non-Retail Greenhouse or Plan Nursery, Trade Shop, Animal Services, Open Air Sales, Open Recreation Horticulture, Outdoor Activity Area, Public Transportation Facility, Public Use, and Walk-up Facility.

- b. *Conditional Uses* include Student Housing, Residential Conversion, Residential Demolition, Residential Division, Assembly and Social Service, Educational Service, Religious Facility, Residential Care (< 7 beds), Ambulance Service, Amusement Game Arcade, Auto Wash, Billiard Hall, Formula Retail, Liquor Store, Massage Establishment, Non-Auto Vehicle Sales or Rental, Retail Sales and Services in Landmark or Contributory Building, Office in Historic Building, five types of Auto Parking, Auto Tow Service, Commercial Storage, Vehicle Storage-Enclosed Lot/Structure, Commercial Wireless Facility.
- c. All other uses are not permitted.

4. W SoMa Mixed Use Office (MUO)

Located along Townsend Street and along Brannan Street, between Fourth and Fifth Streets, this district promotes a variety of smaller-scale office uses, digital media and “high-tech” uses, and light industrial/PDR uses amidst a mix of other neighborhood-serving uses such as medical and religious. No residential uses are permitted in this district.

- a. *Permitted Uses* include Child Care, Job Training, Religious Facility, Arts Activities other than Theaters, Bars, Business Service (non-office), Full Service Restaurant, Gym, Large Fast Food Restaurants, Movie Theater (up to 3 screens), Nighttime Entertainment, Place of Entertainment (POE) Accessory, Recreational Facility, Other Retail Sales and Services, Personal Service, Retail Sales and Services, Retail Sales and Services in Landmark or a Contributory Building, Small Self-Service (Fast Food) Restaurant, Theater (non-movie), Tourist Hotel, Office, Office in Historic Building, Medical Services, Professional Services, Business Goods and Equipment Repair Service, Business Service (non-office), Catering Service, Laboratory, Light Manufacturing, Wholesale Sales, Motor Vehicle Repair, Non-Retail Greenhouse or Plan Nursery, Animal Services, Trade Shop, Open Air Sales, Open Recreation Horticulture. Outdoor Activity Area, Public Transportation Facility, Public Use, and Walk-up Facility.

- b. *Conditional Uses* include Residential Conversion, Residential Demolition, Residential Division, Assembly and Social Service, Educational Service, Ambulance Service, Amusement Game Arcade, Billiard Hall, Extended Hours, Formula Retail, Liquor Store, Massage Establishment, five types of Auto Parking, Commercial Storage, Vehicle Storage- Enclosed Lot/Structure, Commercial Wireless Facility, and Internet Service Exchange.
- c. All other uses are not permitted.

5. W SoMa Regional Commercial District (RCD)

Located along Ninth and Tenth Streets Plan-designated transportation routes, this district allows a variety of uses, including residential, retail, office, and industrial/PDR. New developments, however, are subject to floor-by-floor land use restrictions.

Both the RCD and the following NCT regulate uses on the first floor, second floor and third floor and above. For simplicity, most only first floor controls are summarized below. For details on the second floor and above regulations please see the details in the DRAFT Land Use Matrix.

- a. *Permitted Uses* include Dwelling Units, Single Room Occupancy Units (SRO second floor and above), Market Rate Housing in Historic Buildings (Conditional Use on the ground floor), Child Care (<13 Children), Arts Activities other than Theaters, Bars, Full Service Restaurant, Gym, Large Fast Food Restaurants, Non-Auto Vehicle Sales or Rental, Other Retail Sales and Services, Retail Sales and Services in Landmark or Contributory Building, Personal Service, Retail Sales and Services, Small Self-Service (Fast Food) Restaurant, Theater (non-Movie below the third floor – not permitted above second floor), Office (ground floor only), Medical Service (ground floor only), Office in Historic Building, Professional Services (ground floor only), Business Goods and Equipment Repair Service, Catering Service, Light Manufacturing, Wholesale Sales, Animal Services, Trade Shop, Open Air Sales, Outdoor Activity Area, Open Recreation Horticulture, Public Use, and Walk-up Facility.
- b. *Conditional Uses* include Group Housing (second floor and above), Market Rate Housing in Historic Buildings (Conditional Use on ground floor, permitted above the ground floor), Residential Conversion, Residential Demolition, Residential Division, Assembly and Social Service, Child Care (>12 Children), Residential Care (< 7 beds Conditional Use on the second floor and above), Formula Retail, Liquor Store, Massage Establishment, five types of Auto Parking, Commercial Storage (ground floor only), Motor Vehicle Repair(ground floor only),

Vehicle Storage- Enclosed Lot/Structure(ground floor only), and
Commercial Wireless Facility (ground floor only).

- c. All other uses are not permitted.

6. Folsom Neighborhood Commercial Transit (NC-T)

This district encourages height and density along the “Downtown Folsom” neighborhood-serving commercial corridor between Seventh and Tenth Streets. The Folsom NC-T district allows residential and limited institutional, office and retail uses. Small accessory entertainment uses and small hotels are permitted.

For details on the second floor and above regulations please see the details in the DRAFT land Use Matrix.

- a. *Permitted Uses* include Dwelling Units, Single Room Occupancy Units, (above the ground floor), Child Care, Arts Activities other than Theaters, Bars, Full Service Restaurant, Gym, Large Fast Food Restaurants, Other Retail Sales and Services, Personal Service, Place of Entertainment (POE) Accessory(ground floor only), Retail Sales and Services, Retail Sales and Services in Landmark or a Contributory Building, Small Self-Service (Fast Food) Restaurant(ground floor only), Theater (non-Movie Permitted on ground floor, Conditional Use on second floor, not permitted above second floor), Tourist Hotel, Office, Medical Service (ground floor only), Office in Historic Building, Professional Services(ground floor only), Theater (non-movie), Business Goods and Equipment Repair Service, Catering Service, Light Manufacturing, Commercial Storage, Trade Shop, Animal Services (ground floor only), Open Air Sales, Open Recreation Horticulture, Outdoor Activity Area, Public Use, and Walk-up Facility.
- b. *Conditional Uses* include Student Housing, Market Rate Housing in Historic Buildings (permitted use above the ground floor), Residential Conversion, Residential Demolition, Residential Division, Assembly and Social Service, Residential Care (< 7 beds Conditional Use on the second floor and above), Amusement Game Arcade, Billiard Hall, Formula Retail (ground floor only), Liquor Store (ground floor only), Massage Establishment, and Commercial Wireless Facility.
- c. All other uses are not permitted.

7. W SoMa Service, Arts, Light Industry (SALI)

This district is designed to protect and facilitate the expansion of existing light industrial, commercial, manufacturing, live/work and arts uses. New residential or office uses are not permitted, although general retail and industrial/ PDR uses are allowed.

- a. *Permitted Uses* include Medical Cannabis Dispensary, Assembly and Social Service, Job Training, Arts Activities other than Theaters, Auto Gas Station, Auto Wash, Bars, Full Service Restaurant, Gym, Large Fast Food Restaurants, Movie Theater (up to 3 screens), Nighttime Entertainment, Non-Auto Vehicle Sale and Services, Other Retail Sales and Services, Personal Service, Place of Entertainment (POE) Accessory, Recreational Facility, Retail Sales and Services, Retail Sales and Services in Landmark or a Contributory Building, Small Self-Service (Fast Food) Restaurant, Theater (non-movie), Professional Services, Auto Service Station, Business Goods & Equipment Repair Service, Business Service (non-office), Catering Service, Laboratory, Light Manufacturing, Wholesale Sales, Commercial Storage, Motor Vehicle Repair, Non-Retail Greenhouse or Plan Nursery, Trade Shop, Animal Services, Internet Service Exchange, Mortuary, Open Air Sales, Open Recreation Horticulture, Outdoor Activity Area, Public Transportation Facility, Public Use, and Walk-up Facility.
- b. *Conditional Uses* include Residential Conversion, Residential Demolition, Residential Division, Child Care, Religious Facility, Ambulance Service, Amusement Game Arcade, Billiard Hall, Extended Hours, Formula Retail, Liquor Store, Massage Establishment, five types of Auto Parking, Auto Tow Service, Vehicle Storage- Enclosed Lot/Structure, Commercial Wireless Facility,.
- c. All other uses are not permitted.