



NEW PLANNING CODE SUMMARY

Entertainment Uses in South of Market

Amended Sections: 249.39, 833, 836 & 840
Case Number: 2025-000444PCA
Board File/Enactment #: 241208/069-25
Initiated by: Supervisor Dorsey
Effective Date: June 8, 2025

The Ordinance amended the Planning Code to eliminate the 200-foot buffer restriction in the Western SoMa Special Use District for Nighttime Entertainment uses located within 200 feet of a RED (Residential Enclave) or RED-MX (Residential Enclave-Mixed) District. It also principally permits General Entertainment and Nighttime Entertainment uses at 655 Folsom Street (Assessor's Parcel Block No. 3750, Lot No. 050), which is in the MUR (Mixed-Use Residential) District.

The Way It Was	The Way It Is Now
<p>There was a 200-foot buffer from any RED or RED-MX zoned parcels within which Nighttime Entertainment uses were Not Permitted unless:</p> <ul style="list-style-type: none">A. The parcel fronted Folsom St between 7th St. and Division St.B. The parcel fronted 11th St between Howard St and Division St.C. The parcel was in the WMUO district where a permit established the use through the Entertainment Commission or Police Department within 5 years of a Building Permit to re-establish an Entertainment useD. The building was Landmarked Building No. 120 (St. Joseph's Church)	<p>The 200-foot buffer for Nighttime Entertainment uses within the Western SoMa SUD has been removed.</p>

The Way It Was (<i>continued</i>)	The Way It Is Now (<i>continued</i>)
In the MUR, <i>Nighttime</i> Entertainment uses are Principally permitted in historic buildings, and in the area bound by 4 th St, 6 th St, Bryant St & Townsend St. Elsewhere in the district, Nighttime Entertainment uses were Not Permitted.	In addition to the already permitted building types and specified area, Nighttime Entertainment uses are also Principally Permitted at the MUR zoned lot at 655 Folsom St.
In the MUR, <i>General</i> Entertainment uses were Not Permitted anywhere within the district, except for Pool Halls, which are Conditionally permitted.	General Entertainment uses are Principally Permitted at the MUR zoned lot at 655 Folsom St.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=14203627&GUID=A4852831-011F-4507-AE62-C47EC538DF64>