

## PROPOSED PRECISE PLAN AMENDMENTS

### AREA H. HISTORIC RETAIL DISTRICT

[...]

#### B. USES

[...]

Table H.1: List of Permitted and Provisional Uses in Area H.

| Use  | Fronting on Castro & Cross Streets** |              | Other locations |              |
|--|--------------------------------------|--------------|-----------------|--------------|
|  | Ground Level                         | Upper Levels | Ground Level    | Upper Levels |
| Retail, not including drive-up or drive-in services  | P                                    | P            | P               | P            |
| Art galleries  | P                                    | P            | P               | P            |
| Personal services  | P                                    | P            | P               | P            |
| Restaurants, including counter service, fast food, table service, and/or take out; including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services | P PUP                                | PUP          | P PUP           | PUP          |
| Business support services  | PUP                                  | P            | P               | P            |
| Banks and financial institutions   | PUP                                  | P            | P               | P            |
| Medical services   | PUP                                  | P            | P               | P            |
| Hotels   | PUP                                  | PUP          | PUP             | PUP          |
| Theaters   | PUP                                  |              |                 |              |
| Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service   | PUP                                  |              |                 |              |
| Lodges, clubs, social, or fraternal organizations  | PUP                                  | P            | P               | P            |
| Indoor recreation and fitness centers; with or without the serving of beer and wine clearly ancillary to recreation uses   | P PUP                                | P PUP        | P PUP           | P PUP        |
| Indoor recreation and fitness centers; serving liquor clearly ancillary to recreation uses   | PUP                                  | PUP          | PUP             | PUP          |
| Offices, not including administrative offices  | PUP                                  | P            | P               | P            |
| Administrative offices   | *                                    | PUP          | PUP             | PUP          |
| Residential, up to 50 units per acre   | *                                    | PUP          | *               | PUP          |
| Other businesses or service establishments which are determined by Zoning Administrator to be of a similar character as listed in this table   | PUP                                  | PUP          | PUP             | PUP          |

P – Permitted Use; PUP – Provisional Use Permit

\* Lobbies and access to upper floors are allowed (See *Ground Level Treatment & Façade Articulation, S5*).

\*\* Does not apply to the frontage along West Evelyn Ave between Bryant Street and Castro Street.

[...]

## AREA D. CASTRO CENTRAL WEST

[...]

### B. DEVELOPMENT STANDARDS

#### 1. Permitted and Provisional Uses

##### *Principally Permitted Uses*

- a. Retail, not including drive-up or drive-in services;
- b. Offices on the upper floors (second to eighth floors); ~~and~~
- c. Restaurants on the ground level, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services; ~~and~~
- d. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

[...]

## AREA E. CASTRO CENTRAL EAST

[...]

### B. DEVELOPMENT STANDARDS

#### 1. Permitted and Provisional Uses

##### *Castro Street Half-Block Permitted Uses*

- a. Retail, not including drive-up or drive-in services;
- b. Personal services;
- c. Art galleries; ~~and~~
- d. Offices on the upper levels (second to fifth floors); ~~and~~

- e. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services; and
- f. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

***Castro Street Half-Block Provisional Uses***

The following provisional uses will be allowed if they can sufficiently demonstrate that they will generate pedestrian activity and streetside interest compatible with the goal of maintaining continuous storefronts and the vital retail district on Castro Street. The criterion of generating pedestrian traffic is most critical for establishments fronting Castro Street.

- a. Business services on the ground floor;
- ~~b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;~~
- eb. Office on the ground floor;
- ec. Banks and financial institutions;
- e. ~~Indoor recreation use;~~
- fd. Theaters;
- ge. Hotels;
- hf. Child-care centers;
- ig. Residential uses on the upper levels (second to fifth floors) at densities of up to 50 units per acre;
- jh. Bars, nightclubs, establishments providing entertainment or permitting dancing, and/or establishments serving alcoholic beverages not ancillary to food services; and
- ki. Any other business or service establishments that are determined by the Zoning Administrator to be of the same general character as listed above.

## AREA I. CIVIC CENTER/EAGLE SQUARE/GATEWAY BLOCK

### B. DEVELOPMENT REQUIREMENTS

#### 1. Permitted and Provisional Uses

[...]

##### ***Permitted Uses (Castro Street Frontage of Eagle Square Block)***

- a. Retail;
- b. Business support services;
- c. Personal services;
- d. Offices, including banks and financial institutions and administrative offices, on upper floors;
- e. Residential at up to 50 units per acre; ~~and~~
- f. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up or drive-in services; ~~and~~
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

[...]

##### ***Permitted Uses (Gateway Block)***

- a. Offices, including banks and financial institutions and administrative offices;
- b. Retail;
- c. Personal services;
- d. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up and drive-in services;
- e. Art galleries; ~~and~~
- f. Theaters; ~~and~~

- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

***Provisional Uses (Gateway Block)***

- a. Business support services;
- b. Medical services;
- c. Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service; and
- ~~d. Indoor recreation uses; and~~
- ed. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

[...]

**AREA J. EAST OF CASTRO STREET FRONTAGE**

**B. DEVELOPMENT STANDARDS**

**1. Permitted and Provisional Uses**

***Permitted Uses (Castro Street Frontage)***

- a. Retail, not including drive-up or drive-in services;
- b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;
- c. Art galleries;
- d. Theaters;
- e. Business support and personal services; and
- f. Medical services; and
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

***Provisional Uses (Castro Street Frontage)***

a. Bars, nightclubs, establishments providing entertainment or permitting dancing, and/or establishments serving alcoholic beverages not ancillary to food service;

~~b. Indoor recreation uses;~~

~~eb.~~ Offices;

~~ec.~~ Hotels;

~~ed.~~ Residential on upper levels only at up to 50 units per acre; and

~~fe.~~ Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.