

BOARD of SUPERVISORS



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November 25, 2015

File No. 151198

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones:

On November 17, 2015, Supervisor Wiener introduced the following proposed legislation extending the existing Interim Zoning Controls (original File No. 140736):

File No. 151198

Resolution extending, for an additional six-month period, interim zoning controls in the Castro Street Neighborhood Commercial District to require a Conditional Use authorization under Planning Code, Section 303.1, for a proposed use that has been determined to be Formula Retail, even if a project sponsor subsequently removes one or more distinguishing Formula Retail Use features from the project proposal; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in blue ink that reads "Alisa Somera".

By: Alisa Somera, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: John Rahaim, Director
Scott Sanchez, Zoning Administrator
AnMarie Rodgers, Senior Policy Advisory
Aaron Starr, Legislative Affairs Manager
Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

1 [Interim Zoning Controls Six-Month Extension - Formula Retail Uses in the Castro Street
2 Neighborhood Commercial District]

3 **Resolution extending, for an additional six-month period, interim zoning controls in the**
4 **Castro Street Neighborhood Commercial District to require a Conditional Use**
5 **authorization under Planning Code, Section 303.1, for a proposed use that has been**
6 **determined to be Formula Retail, even if a project sponsor subsequently removes one**
7 **or more distinguishing Formula Retail Use features from the project proposal; and**
8 **affirming the Planning Department's determination under the California Environmental**
9 **Quality Act.**

10
11 WHEREAS, Planning Code, Section 306.7, provides for the imposition of interim
12 zoning controls that promote the public interest, including but not limited to development and
13 conservation of the City's commerce and industry to maintain the City's economic vitality and
14 maintain adequate services for its residents, visitors, businesses and institutions; and the
15 preservation of neighborhoods and areas of mixed residential and commercial uses and their
16 existing character; and

17 WHEREAS, Planning Code, Section 306.7(h), authorizes imposition of interim controls
18 for a period of 18 months, which may be extended by the body imposing the controls for an
19 additional six months; and

20 WHEREAS, On July 8, 2014, the Board of Supervisors adopted Resolution No. 238-14,
21 which was signed by the Mayor on July 18, 2014; and

22 WHEREAS, Resolution No. 238-14 imposed interim controls for an 18-month period
23 that required Conditional Use authorization in the Castro Street NCD under Planning Code,
24 Section 303(i), in circumstances where there has been a determination by Planning
25 Department staff or a City board, commission, or agency that a proposed project is a Formula

1 Retail Use, including circumstances when the project sponsor subsequently removes one or
2 more of the Formula Retail Use features formerly listed in Planning Code, Sections 703.3(b)
3 and 303(i), and now listed in Planning Code, Section 303.1, as defining a Formula Retail Use,
4 and applied this requirement to any proposed use in the Castro Street NCD that has not
5 received a final decision on any required approval action by any City department, board,
6 commission, or agency; and

7 WHEREAS, It is necessary to extend the interim controls in the Castro Street NCD for
8 an additional six-month period to allow time for further study and possibly permanent
9 legislation to be enacted; and

10 WHEREAS, The Planning Department has determined that the actions contemplated in
11 this Resolution are in compliance with the California Environmental Quality Act (California
12 Public Resources Code, Sections 21000 et seq.); and

13 WHEREAS, The Board of Supervisors hereby affirms that determination on file with the
14 Clerk of the Board of Supervisors in File No. 140736 and incorporated herein by reference;
15 now, therefore, be it

16 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board of Supervisors
17 hereby extends the interim controls imposed by Resolution No. 238-14 for an additional six-
18 month period that begins on January 16, 2016, or until permanent controls are enacted,
19 whichever shall first occur; and, be it

20 FURTHER RESOLVED, That, as required by said interim controls, a Conditional Use
21 authorization under Planning Code, Section 303.1, is required to establish a formula retail use
22 as defined in Planning Code, Section 303.1, even where the project sponsor subsequently
23 removes one or more of the Formula Retail Use features listed in Planning Code, Section

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303.1, for all parcels located within the Castro Street Neighborhood Commercial District.

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

By: 
KATE H. STACY
Deputy City Attorney

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