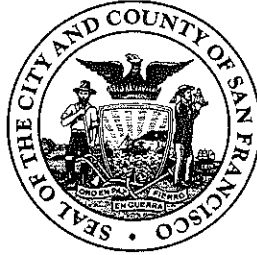


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Land Use and Transportation Committee

FROM: Victor Young, Committee Clerk *Victor Young*

DATE: September 13, 2016

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, September 13, 2016

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, September 13, 2016. This item was acted upon at the Committee Meeting on Monday, September 12, 2016, at 1:30 p.m., by the votes indicated.

Item No. 34 File No. 160788

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - No
Supervisor Aaron Peskin - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Deputy Clerk
Jon Givner, Deputy City Attorney

File No. 160788

Committee Item No. 1

Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date September 13, 2016

Board of Supervisors Meeting

Date 9/13/16

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination |
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Completed by: Alisa Somera

Date September 8, 2016

Completed by: v Young

Date 9/13/16

1 [Zoning - Extension of Interim Prohibition on Commercial Mergers in the Proposed Calle 24
2 Special Use District]

3 **Urgency Ordinance approving an extension of the interim prohibition on commercial**
4 **storefront mergers of greater than 799 gross square feet in the proposed Calle 24**
5 **Special Use District, which generally includes all lots bounded by 22nd Street, Potrero**
6 **Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp**
7 **Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12**
8 **months in accordance with California Government Code, Sections 65858 et seq.;**
9 **affirming the Planning Department's determination under the California Environmental**
10 **Quality Act; and making findings of consistency with the General Plan, and the eight**
11 **priority policies of Planning Code, Section 101.1.**

12 **NOTE: Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
15 **Board amendment additions** are in double-underlined Arial font.
16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
17 **Asterisks (* * * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Findings.

21 (a) General Findings.

22 (1) The proposed Calle 24 Special Use District ("Calle 24 SUD") is bounded by
23 the following streets:

24 (a) To the north, all lots fronting the southern side of 22nd Street from
25 Mission Street to Potrero Avenue;

1 (b) To the east, all lots fronting the western side of Potrero Avenue from
2 22nd Street to Cesar Chavez Street;

3 (c) To the south, all lots fronting the northern side of Cesar Chavez
4 Street, from Potrero Avenue to Capp Street; and

5 (d) To the west, all lots fronting the western side of Capp Street from
6 Cesar Chavez to 24th Street, then all lots fronting both sides of 24th Street to the eastern side
7 of Bartlett Street, then all lots fronting the western side of Capp Street from 24th Street to
8 22nd Street.

9 The proposed Calle 24 SUD additionally includes the following lots adjacent to the
10 above boundaries: Lots 019D and 046A in Assessor's Block 3637; Lots 005 and 017A in
11 Assessor's Block 6517; Lot 035 in Assessor's Block 6528; and Lot 003A in Assessor's Block
12 6570.

13 (2) The Mayor's Office, the District 9 Supervisor's Office, and the public are
14 currently engaged in a planning process to develop a comprehensive set of zoning and design
15 controls for this area. This planning process follows the Board of Supervisors unanimous
16 passage of Board Resolution No. 168-14, establishing the Calle 24 (pronounced
17 "Veinticuatro") Latino Cultural District in May 2014. The stated purposes of establishing the
18 Calle 24 Latino Cultural District were to recognize the importance of Calle 24 as a center of
19 Latino culture and commerce and enhance the unique nature of Calle 24 as a special place
20 for San Francisco's residents and tourists.

21 (3) In response to the creation of the Calle 24 Latino Cultural District, the City
22 awarded a grant to the Brava Theater and the Lower 24th Street Neighbors and Merchants
23 Association to facilitate community input in developing a Latino Cultural District Plan. A
24 council comprised of residents, businesses, and other neighborhood stakeholders met
25 monthly and brings together residents, workers, artists, and business owners. After a year's

1 worth of meetings, as well as several retreats and public community input sessions, this work
2 resulted in the Calle 24 Latino Cultural District Report, which can be found in Board File No.
3 140421. As a result of this engagement, including but not exclusive to the report, a prohibition
4 on storefront mergers was identified as a strategy to retain affordable retail spaces and the
5 character of the corridor, which includes many small retail spaces. These small retail spaces
6 enable many businesses to operate and contribute to the diverse commercial fabric along
7 24th Street.

8 (4) During the current economic boom cycle, small neighborhood-serving retail
9 uses in the Calle 24 neighborhood have been particularly susceptible to displacement and
10 closure.

11 (5) In response to these changes and in order to stabilize the displacement of
12 these small neighborhood-serving businesses while the City and interested stakeholders have
13 an opportunity to work collaboratively on a community planning process that may result in the
14 designation of the proposed SUD or other amendments to the Planning Code, on July 28,
15 2015, this Board adopted Ordinance No. 133-15 to place a 45-day prohibition on any merger
16 of groundfloor commercial use space where the merger would result in groundfloor
17 commercial use space greater than 799 gross square feet, subject to specified exemptions, in
18 order to provide time for the City to determine if permanent zoning changes could be
19 formulated that minimize the disruption associated with such mergers. A copy of this
20 ordinance is on file with the Clerk of the Board in File No. 150584 and is available on the
21 Board's website.

22 (6) Following adoption by Motion No. M15-155 of a written report describing the
23 measures taken to alleviate the conditions that led to the adoption of the original 45-day
24 prohibition, on November 3, 2015, the Board of Supervisors adopted Ordinance No. 199-15,
25 extending for an additional 10 months and 15 days the prohibition on the merger of

1 groundfloor commercial use space in the proposed Calle 24 Special Use District, in order to
2 provide additional time for the City to determine if permanent zoning changes could be
3 formulated that minimize the disruption associated with such mergers. A copy of this
4 ordinance is on file with the Clerk of the Board in File No. 150972 and is available on the
5 Board's website.

6 (7) Ordinance No. 199-15 and the State law on the adoption of interim
7 moratoria, California Government Code Sections 65858 et seq., require the Board of
8 Supervisors to adopt an additional written report describing the measures taken to alleviate
9 the conditions that led to the adoption of the ordinance if the Board wishes to further extend
10 the prohibition. Accordingly, the Planning Department prepared such a report and submitted it
11 to the Clerk of the Board of Supervisors on June 21, 2016, for the Board's consideration. A
12 copy of said report is on file with the Clerk of the Board of Supervisors in File No. 150972.

13 (8) On July 19, 2016, the Board of Supervisors adopted Motion No. M16-094, to
14 approve the report that the Planning Department prepared on possible methods to address
15 the zoning concerns identified in Ordinance Nos. 133-15 and 199-15. A copy of this Motion is
16 on file with the Clerk of the Board of Supervisors in File No. 160801 and is available on the
17 Board's website, and is incorporated herein by reference.

18 (9) The conditions that led the Board of Supervisors to adopt Ordinance Nos.
19 133-15 and 199-15 continue to exist. These interim controls are intended to provide stability to
20 the neighborhood during the time that the proposed Calle 24 SUD, and any other proposed
21 Planning Code amendments, are under development and public review. In developing the
22 controls for the proposed SUD, the Board urges the Planning Department to balance the need
23 for retaining neighborhood-serving retail and service uses and a vibrant small business
24 community.

25 (b) Findings Related to Imposition of an Interim Prohibition.

1 (1) Planning Code Section 306.7 provides for the imposition of interim zoning
2 controls to accomplish several objectives, including preservation of historic and architecturally
3 significant buildings and areas; preservation of residential neighborhoods; preservation of
4 neighborhoods and areas of mixed residential and commercial uses in order to preserve the
5 existing character of such neighborhoods and areas; and development and conservation of
6 the City's commerce and industry to maintain the City's economic vitality, provide its citizens
7 with adequate jobs and business opportunities, and maintain adequate services for its
8 residents, visitors, businesses, and institutions.

9 (2) These controls are intended and designed to address problems and
10 conditions associated with mergers of small commercial storefronts while the proposed Calle
11 24 SUD planning process is pending so that the City can continue to preserve neighborhoods
12 and areas of mixed residential and commercial uses in order to maintain the existing
13 character of such neighborhoods and areas and develop and conserve the City's commerce
14 for the reasons specified above in Subsection (a).

15 (3) This Board has considered the impact on the public health, safety, peace,
16 and general welfare if the interim controls proposed herein were not imposed.

17 (4) This Board has determined that the public interest will be best served by
18 imposition of these interim controls at this time in order to ensure that the legislative scheme
19 that may be ultimately adopted is not undermined during the planning and legislative process
20 for permanent controls, which process shall be conducted within a reasonable time.

21 (c) Planning Code Section 101.1 Findings.

22 This interim zoning prohibition advances and is consistent with: Priority Policy 1 in that
23 the controls will preserve and enhance existing neighborhood-serving retail uses and enhance
24 future opportunities for resident employment in and ownership of such businesses; Priority
25 Policy 2 in that the controls will conserve and protect existing neighborhood character in order

1 to preserve the cultural and economic diversity of this neighborhood; and Priority Policy 5 in
2 that the controls will maintain a diverse economic base by protecting our neighborhood
3 service sector from displacement due to larger mergers and commercial office development
4 and will enhance future opportunities for resident employment and ownership in this sector.
5 With respect to Priority Policies 3, 4, 6, 7, and 8, the Board finds that the interim zoning
6 prohibition does not, at this time, have an effect upon these policies, and thus, will not conflict
7 with said policies.

8 (d) Environmental Findings. The Planning Department has determined that the
9 actions contemplated in this Ordinance are in compliance with the California Environmental
10 Quality Act (California Public Resources Code sections 21000 et seq.). The Board of
11 Supervisors hereby affirms this determination. A copy of said determination is on file with the
12 Clerk of the Board of Supervisors in File No. 160788 and incorporated herein by reference.

13
14 Section 2. The following interim zoning prohibition shall be adopted as an Urgency
15 Ordinance:

16 (a) The proposed Calle 24 Special Use District area ("Calle 24 SUD") shall be
17 bounded by the following streets:

18 (1) To the north, all lots fronting the southern side of 22nd Street from Mission
19 Street to Potrero Avenue;

20 (2) To the east, all lots fronting the western side of Potrero Avenue from 22nd
21 Street to Cesar Chavez Street;

22 (3) To the south, all lots fronting the northern side of Cesar Chavez Street, from
23 Potrero Avenue to Capp Street; and

24 (4) To the west, all lots fronting the western side of Capp Street from Cesar
25 Chavez to 24th Street, then all lots fronting both sides of 24th Street to the eastern side of

1 Bartlett Street, then all lots fronting the western side of Capp Street from 24th Street to 22nd
2 Street.

3 The proposed Calle 24 SUD additionally includes the following lots outside the above
4 boundaries: Lots 019D and 046A in Assessor's Block 3637; Lots 005 and 017A in Assessor's
5 Block 6517; Lot 035 in Assessor's Block 6528; and Lot 003A in Assessor's Block 6570.

6 (b) In the proposed Calle 24 SUD, neither the Planning Department nor the Planning
7 Commission shall issue an approval or authorization for any merger of groundfloor
8 commercial use space where the merger would result in groundfloor commercial use space
9 greater than 799 gross square feet.

10 (c) The following districts, uses, and projects are exempt from these controls:

11 (1) Projects subject to a development agreement under Administrative Code
12 Chapter 56 and California Government Code Sections 65864 et seq.;

13 (2) Projects that have submitted an environmental evaluation case to the
14 Planning Department on or before June 2, 2015; and

15 (3) Projects that received a Planning Commission approval on or before June 2,
16 2015.

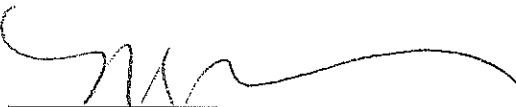
17 (d) This interim zoning prohibition shall remain in effect for 12 months from the
18 termination date of Ordinance No. 199-15 or until the date that permanent controls are
19 adopted to address commercial mergers in this area, whichever first occurs.

20 (e) If application of this ordinance would have the effect of denying approvals needed
21 for development of any multifamily housing portion of a project specified in California
22 Government Code Section 65858(c) and (h), this prohibition shall not apply to that use.
23
24
25

1 Section 3. Effective Date. This urgency ordinance shall become effective immediately
2 after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns
3 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the
4 Board of Supervisors overrides the Mayor's veto of the ordinance by a 4/5ths vote.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8
9 By:


10 MARLENA BYRNE
11 Deputy City Attorney

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LEGISLATIVE DIGEST

[Zoning - Extension of Interim Prohibition on Commercial Mergers in the Proposed Calle 24 Special Use District]

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The geographic area encompassed by the proposed Calle 24 Special Use District (Calle 24 SUD) is currently a mix of residential and neighborhood commercial zoning districts. Although commercial uses are generally prohibited in the areas zoned residential, the existing neighborhood commercial districts—which include, among others, the 24th Street-Mission Neighborhood Commercial Transit District and the Mission Street Neighborhood Commercial Transit District—allow commercial uses, and mergers of commercial storefronts, as of right up to a certain size and then through the conditional use permit process for larger commercial uses and mergers.

For example, within the 24th Street-Mission Neighborhood Commercial Transit District, commercial uses are permitted of up to 2,499 square feet and commercial uses equal to or greater than 2,500 square feet may be approved through a conditional use permit. Likewise, within the Mission Street Neighborhood Commercial Transit District, commercial uses are permitted below 5,999 square feet and commercial uses equal to or greater than 6,000 square feet may be approved through a conditional use permit.

On July 28, 2015, this Board adopted Ordinance No. 133-15 to place a temporary prohibition within the proposed Calle 24 SUD on any merger of groundfloor commercial use space where the merger would result in groundfloor commercial use space greater than 799 gross square feet, subject to specified exemptions. A copy of this ordinance is on file with the Clerk of the Board in File No. 150584 and is available on the Board's website. On November 3, 2015, the Board of Supervisors adopted Ordinance No. 199-15, which retroactively extended the prohibition for an additional 10 months and 15 days from the date the original 45-day prohibition expired.

Amendments to Current Law

The proposed legislation would extend the interim prohibition on commercial mergers adopted by Ordinance No. 199-15 for an additional 12 months.

The proposed legislation defines a proposed "Calle 24 Special Use District" area as an area generally bounded by: the southern side of 22nd Street from Mission Street to Potrero Avenue; the western side of Potrero Avenue from 22nd Street to Cesar Chavez Street; the northern side of Cesar Chavez Street, from Potrero Avenue to Capp Street; and the western side of Capp Street from Cesar Chavez to 24th Street, then both sides of 24th Street to the eastern side of Bartlett Street, and the western side of Capp Street from 24th Street to 22nd Street; along with a few additional adjacent lots (specifically, Lots 019D and 046A in Assessor's Block 3637; Lots 005 and 017A in Assessor's Block 6517; Lot 035 in Assessor's Block 6528; and Lot 003A in Assessor's Block 6570.)

Within the proposed Calle 24 (pronounced "veinticuatro") SUD, mergers of groundfloor commercial space that would result in a space greater than 799 gross square feet would be prohibited for an additional 12 months from the date Ordinance No. 199-15 expires or until permanent zoning controls are adopted, whichever comes first.

Background Information

Interim zoning controls, including moratoria, are temporary and are designed to allow time for permanent controls to be proposed and adopted through the normal legislative process. The proposed urgency ordinance is an interim zoning moratorium and, therefore, must comply with the requirements of California Government Code Section 65858 et seq. as well as the Planning Code Section 306.7. Some of the applicable requirements include:

- Only the Board of Supervisors may adopt an interim zoning moratorium, and it must do so by urgency ordinance, which requires one reading of the Board.
- Adoption requires a four-fifths vote of the Board of Supervisors (9 votes).
- The Board of Supervisors may initially impose a moratorium for a period not to exceed 45 days.
- These controls do not need to be referred to the Planning Commission because they are not amendments of the Planning Code.
- An interim moratorium ordinance, unlike a typical ordinance, is effective immediately when the Mayor's signs the ordinance or 10 days after the Mayor receives the legislation. If the Mayor vetoes the legislation, the Board must garner a 4/5 vote to overturn the veto.
- Extension of the initial 45 day period may be for up to a total of 22 months and 15 days, but requires:
 - Issuance of a Board of Supervisors' report that describes the measures taken to alleviate the conditions which led to the adoption of the controls;

FILE NO. 160788

- Findings for general moratorium and special findings for a moratorium affecting multifamily housing; and
- A 4/5 vote of the Board of Supervisors.

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BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 19, 2016

File No. 160788

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

Dear Ms. Jones:

On July 12, 2016, Mayor Lee introduced the following proposed legislation:

File No. 160788

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Sections 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=Joy.navarrete@sfgov.org, c=US
Date: 2016.07.25 16:57:02 -0700

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

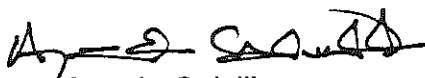
Date: Monday, September 12, 2016

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 160788. Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 9, 2016.


Angela Calvillo
Clerk of the Board

CALIFORNIA NEWSPAPER SERVICE BUREAU

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SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 09/12/16 Land Use Hearing - 160788

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/02/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2921489
NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, SEPTEMBER 12, 2016 - 1:30 PM
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 160788. Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 9, 2016. - Angela Calvillo, Clerk of the Board



BOARD of SUPERVISORS



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July 19, 2016

File No. 160788

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

Dear Ms. Jones:

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File No. 160788

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

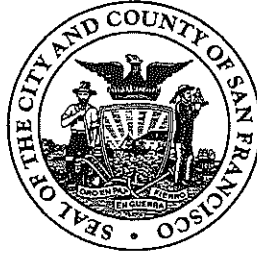
A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 19, 2016

File No. 160788

John Rahaim
Director
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Director Rahaim:

On July 12, 2016, Mayor Lee introduced the following proposed Interim Zoning Moratoria ordinance:

File No. 160788

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

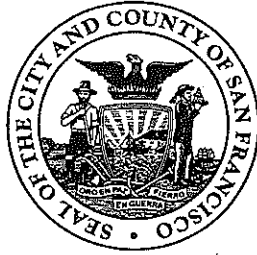
By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Scott Sanchez, Zoning Administrator
Sarah Jones, Environmental Review Officer
Aaron Starr, Legislative Affairs Manager
AnMarie Rodgers, Senior Policy Advisor

Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation
Committee Board of Supervisors

DATE: July 19, 2016

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 160788

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

Chairperson, Small Business Commission

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Todd Rufo, Director, Office of Economic and Workforce Development
John Updike, Director, Real Estate

FROM: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

DATE: July 19, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following the legislation, introduced by Mayor Lee on July 12, 2016:

File No. 160788

Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code, Sections 65858 et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: andrea.ausberry@sfgov.org.

cc: Ken Rich, Office of Economic and Workforce Development
Lisa Pagan, Office of Economic and Workforce Development

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *for* Mayor Edwin M. Lee *NE*
RE: Zoning – Extension of Interim Prohibition on Commercial Mergers in the Proposed Calle 24 Special Use District
DATE: July 12, 2016

Attached for introduction to the Board of Supervisors is an urgency ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for an additional 12 months in accordance with California Government Code Sections 65858 et seq.; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Please note that this item is co-sponsored by Supervisor Campos.

I respectfully request a waiver of the 30 day hold and that this item be heard in Land Use Committee on July 25, 2016 and sent forward as a committee report to the full Board on July 26, 2016.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.

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CLERK OF THE BOARD OF SUPERVISORS
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