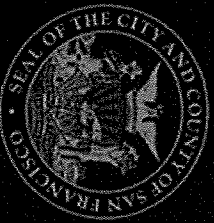


San Francisco Planning Department Updating Commerce and Industry Element



SAN FRANCISCO
PLANNING DEPARTMENT

Land Use Committee
March 6, 2016

3/6/16
File No. 17 06

Role of the General Plan

- The GP is City's "constitution," which sets goals and policy that are the basis for City's land-use decisions.
- A general plan is required by the State of California.
- City Charter and Board adoption make it official policy of City and County, mandatory, not just advisory.
- Changes can only be initiated by Commission, but the Board and Mayor have final approval.

The General Plan is the embodiment of the community's vision for the future of San Francisco.



Role of the Planning Code

- Planning Code is the City's land use implementation document.
- The PC contains specific controls (such as numeric controls) that are intended to implement the vision outlined in the General Plan.
- The Planning Code must be consistent with the General Plan.
- The Board, Mayor, or Planning Commission can initiate changes to the Planning Code.

*“To guide, control and regulate future growth and development in accordance with the General Plan of the City and County of San Francisco”
[Section 101, Planning Code]*



Proposed Changes

- Update would amend Neighborhood Commerce section of the Commerce and industry Element.
- The proposed changes would remove specific numeric controls for restaurant concentration from the GP...

The balance of commercial uses may be threatened when eating and drinking establishments occupy ~~more than 20% of the total occupied~~ an overconcentration of commercial frontage.

Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above 20% what is prescribed in the Planning Code should be reviewed..."



Proposed Changes

- ...and also language that calls out specific neighborhoods for greater concentration and overly prescriptive spacing requirements (text below is proposed for deletion);

“Those establishments that would do the above should not be permitted. Except in districts with an established pattern of service to a broad market, such as North Beach, such establishments should not occupy more than 25% of the total commercially-occupied frontage in a district. To minimize the problems they can create, eating and drinking uses should generally be at least 100 feet apart from each other, unless there are factors making clustering of uses appropriate”



Proposed Changes

- However similar numeric controls in the Planning Code would remain, where they can be adjusted to better respond to concerns of individual neighborhoods.

For Conditional Use authorization for Eating and Drinking uses, *“the Planning Commission shall consider... the existing concentration of eating and drinking uses in the area. **Such concentration should not exceed 25 percent of the total commercial frontage as measured in linear feet within the immediate area of the subject site.**”*

*For the purposes of this Section of the Code, the immediate area shall be defined as all properties **located within 300' of the subject property** and also located within the same zoning district.*



Implementation Impacts

- Planners would still evaluate the concentration of Eating and Drinking uses for CU applications.
- Instead of 20 and 25%, only 25% would be used.
- Instead of evaluating the concentration of the entire district, which is called out in the GP, only the concentration within 300' would be calculated.
- Concentration levels would still only be used to inform the Department's recommendation and Planning Commission's decision. Other CU findings, public support or opposition, and other factors will still be used in evaluating CU applications.



Commission Action & Outreach

- Planning Commission recommended Approval on December 1, 2016
- The Small Business Commission recommended approval on February 27, 2017
- General Outreach Meeting on May 9, 2016.
- Staff attended CFSN membership meeting on July 19, 2016. No significant comment.
- Reached out to Golden Gate Restaurant Association. Generally supportive.
- Met with rep from Telegraph Hill Dwellers on October 24, 2016. Would prefer to keep the specific % in the GP.

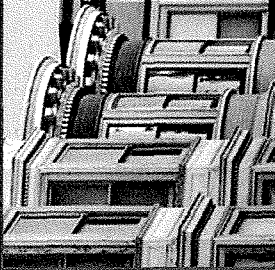
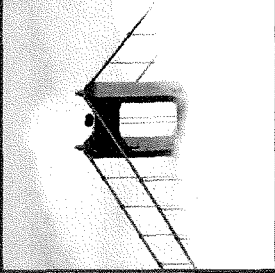
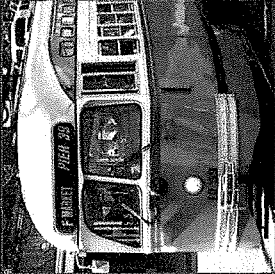
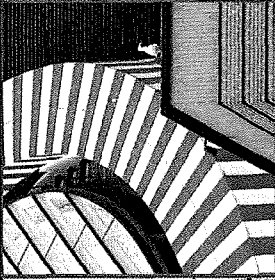
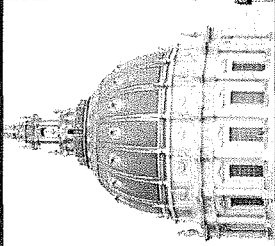


Summary

- Reinforces the role of each document: General Plan as policy document and the Planning Code as implementation document.
- Allows concentration levels to be adjusted to fit the needs of individual neighborhoods (Calle 24 for example), if needed.
- Provides a more meaningful metric for concentration levels, and ensure that eating and drinking uses are more evenly distributed through the District.
- Eliminates the need for Planning Staff to survey the entire NC District in order to provide the overall concentration numbers.



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Questions?