

File No. 200114 Committee Item No. 1  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date July 6, 2020

Board of Supervisors Meeting Date \_\_\_\_\_

**Cmte Board**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <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 type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

**OTHER (Use back side if additional space is needed)**

- |                          |                          |                                  |
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| <input type="checkbox"/> | <input type="checkbox"/> | <u>Referral CEQA 021220</u>      |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Referral PC 021220</u>        |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Referral SBC 021220</u>       |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Referral FYI 021220</u>       |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination 022820</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>PC Response 060420</u>        |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination 063020</u> |
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Completed by: Erica Major Date July 2, 2020  
Completed by: Erica Major Date \_\_\_\_\_

1 [Planning Code - North Beach Special Use District - Consolidation of Groundfloor Storefronts]

2

3 **Ordinance amending the Planning Code to allow the consolidation or merger of**  
4 **groundfloor storefronts in the North Beach Special Use District for an existing Public**  
5 **Facility for San Francisco Police Department functions or auxiliary space associated**  
6 **with such use; affirming the Planning Department’s determination under the California**  
7 **Environmental Quality Act; making findings of consistency with the General Plan, and**  
8 **the eight priority policies of Planning Code, Section 101.1; and adopting findings of**  
9 **public necessity, convenience, and welfare under Planning Code, Section 302.**

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

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

18

19 Section 1. Environmental and Land Use Findings.

20 (a) The Planning Department has determined that the actions contemplated in this  
21 ordinance are not defined as a project under the California Environmental Quality Act  
22 (California Public Resources Code Sections 21000 et seq.) and CEQA Guidelines Sections  
23 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in  
24 the environment. Said determination is on file with the Clerk of the Board of Supervisors in  
25 File No. 200114 and is incorporated herein by reference. The Board affirms this  
determination.

1 (b) The Board of Supervisors finds that the proposed amendments to the Planning  
2 Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the  
3 Planning Code:

4 1. That existing neighborhood-serving retail uses be preserved and enhanced and future  
5 opportunities for resident employment in and ownership of such businesses enhanced;

6 The proposed ordinance will allow an existing police station to expand into a vacant  
7 commercial space; it will not displace any existing neighborhood-serving retail use, nor will it  
8 prevent opportunities for resident employment in and ownership of such businesses.

9 2. That existing housing and neighborhood character be conserved and protected in order  
10 to preserve the cultural and economic diversity of our neighborhoods;

11 The proposed Ordinance would not have a negative effect on housing or neighborhood  
12 character.

13 3. That the City's supply of affordable housing be preserved and enhanced;

14 The proposed Ordinance would not have an adverse effect on the City's supply of  
15 affordable housing.

16 4. That commuter traffic not impede MUNI transit service or overburden our streets or  
17 neighborhood parking;

18 The proposed Ordinance would not result in commuter traffic impeding MUNI transit  
19 service or overburdening the streets or neighborhood parking.

20 5. That a diverse economic base be maintained by protecting our industrial and service  
21 sectors from displacement due to commercial office development, and that future  
22 opportunities for resident employment and ownership in these sectors be enhanced;

23 The proposed Ordinance would not cause displacement of the industrial or service  
24 sectors due to office development, and future opportunities for resident employment or  
25 ownership in these sectors would not be impaired.

1           6. That the City achieve the greatest possible preparedness to protect against injury and  
2           loss of life in an earthquake;

3           The proposed Ordinance would not have an adverse effect on City's preparedness  
4           against injury and loss of life in an earthquake.

5           7. That the landmarks and historic buildings be preserved;

6           The proposed Ordinance would not have an adverse effect on City's preparedness  
7           against injury and loss of life in an earthquake.

8           8. That our parks and open space and their access to sunlight and vistas be protected  
9           from development;

10          The proposed Ordinance would not have an adverse effect on the City's parks and  
11          open space and their access to sunlight and vistas.

12          (c)     The Board of Supervisors finds that the proposed amendments to the Planning  
13          Code are consistent, on balance, with the City's General Plan and advance the following  
14          Objectives and Policies:

15                OBJECTIVE 1 - DISTRIBUTE, LOCATE, AND DESIGN POLICE FACILITIES IN A  
16                MANNER THAT WILL ENHANCE THE EFFECTIVE, EFFICIENT AND RESPONSIVE  
17                PERFORMANCE OF POLICE FUNCTIONS.

18                POLICY 1.2 - Provide the number of district stations that balance service effectiveness  
19                with community desires for neighborhood police facilities.

20                The proposed ordinance will allow the existing Central Police Station, a district station,  
21                to expand. The station's current location is in accordance with the Police Facilities Plan as  
22                outlined in the Community Facilities Element.

23                POLICY 1.3 - Enhance closer police/community interaction through the decentralization  
24                of police services that need not be centralized.

1 The Central Police station is part of the decentralized network of police stations  
 2 throughout the city. The proposed ordinance will enable the existing Central Policy station to  
 3 expand its investigative function, allowing for closer police and community interaction in its  
 4 investigative unit.

5 (d) Pursuant to Planning Code Section 302, the Board finds that this Planning Code  
 6 amendment will serve the public necessity, convenience, and welfare.

7  
 8 Section 2. The Planning Code is hereby amended by revising Sections 722 and 780.3,  
 9 to read as follows:

10 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 \* \* \* \*

12 **Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**  
 13 **ZONING CONTROL TABLE**

Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
<b>Development Standards</b>		
* * * *	* * * *	* * * *
Use Size	§§ 102, 121.2, 780.3(c)(3)	P up to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP 4,000 square feet and above. Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District. <u>(5)</u>
* * * *	* * * *	* * * *

22 \* \* \* \*

23  
 24 (5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants,

1 Limited Restaurants ~~Limited Restaurants~~, and Bars may be permitted as a Conditional Use on the  
2 First Story through the procedures set forth in Section 303 only if the Zoning Administrator first  
3 determines that the proposed new Restaurant, Limited Restaurant, or Bar would occupy a  
4 space that is currently or was last legally occupied by one of the uses described below;  
5 provided that its last use has not been discontinued or abandoned pursuant to Sections  
6 186.1(d) or 178(d) of this Code and that the proposed new use will not enlarge the space; and  
7 provided further that no Conditional Use shall be required if the use remains the same as the  
8 prior authorized use, with no enlargement or intensification of use:

9 \* \* \* \*

10 (E) Existing retail or commercial spaces or storefronts may be consolidated or merged with  
11 an existing Public Facility for San Francisco Police Department functions or auxiliary space  
12 associated with such use. Any increase or decrease in square footage resulting from such consolidation  
13 or merger is Principally Permitted and does not require a Conditional Use authorization. This  
14 subsection (E) shall expire three years after its effective date unless extended by ordinance, pursuant to  
15 Section 780.3(c)(3).

16 **SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.**

17 \* \* \* \*

18 (c) **Controls.** The following provisions shall apply within such District:

19 \* \* \* \*

20 (3) **Storefronts.** To preserve and maintain the District’s small-scale, fine  
21 grain storefronts, (A) the consolidation or merger of existing retail or commercial spaces or  
22 storefronts is prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use  
23 Size of 1,000 square feet.

24 **Exception.** Existing retail or commercial spaces or storefronts may be consolidated or merged  
25 with an existing Public Facility for San Francisco Police Department functions or auxiliary space

1 associated with such use. Any increase or decrease in square footage resulting from such consolidation  
2 or merger is Principally Permitted and does not require a Conditional Use authorization under  
3 subsection (c)(9) below. This exception to the storefront merger prohibition shall be in effect for three  
4 years from its effective date unless further extended by ordinance. Unless so extended, the City Attorney  
5 shall cause this paragraph stating the foregoing exception to be removed from this Code, along with  
6 the sentence referencing it in subsection (c)(9).

7 \* \* \* \*

8 (9) **Conditional Use Authorizations.** In addition to the findings required  
9 under Section 303 of this Code, for any use or project within the District that is subject to  
10 Conditional Use authorization under this Section 780.3, Section 722, or any other section of  
11 this Code, the Planning Commission shall find that the proposed project supports the  
12 purposes of the North Beach SUD set forth in this Section 780.3. For the duration of the  
13 Exception stated in subsection (c)(3), a Conditional Use authorization is not required for use of  
14 consolidated or merged space for a Public Facility for San Francisco Police Department functions or  
15 auxiliary space associated with such use.

16  
17 Section 3. Effective Date. This ordinance shall become effective 30 days after  
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
20 of Supervisors overrides the Mayor’s veto of the ordinance.

21  
22 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the “Note” that appears under  
2 the official title of the ordinance.

3

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

6 By: /s/ JUDITH A. BOYAJIAN  
7 JUDITH A. BOYAJIAN  
8 Deputy City Attorney

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**LEGISLATIVE DIGEST**  
(Substituted, 6/23/20)

[Planning Code - North Beach Special Use District - Consolidation of Groundfloor Storefronts]

**Ordinance amending the Planning Code to allow the consolidation or merger of groundfloor storefronts in the North Beach Special Use District for an existing Public Facility for San Francisco Police Department functions or auxiliary space associated with such use; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

Planning Code Section 722 established the North Beach Neighborhood Commercial District (NCD) and Section 780.3 established the North Beach Special Use District (SUD) within the North Beach NCD. Within the North Beach SUD, the consolidation or merger of existing retail or commercial spaces or storefronts is prohibited.

Amendments to Current Law

Section 780.3 is amended to provide a limited exception to the prohibition on the merger or consolidation of storefronts and that exception is referenced in the North Beach NCD Zoning Control Table. The exception would allow the consolidation or merger of existing retail or commercial spaces for an existing San Francisco Police Department Station and/or associated auxiliary space. Such use would be principally permitted and would not need a Conditional Use authorization. This exception would expire three years after its effective date unless further extended by ordinance.

Background Information

One of the purposes of the North Beach SUD is to “maintain the mix and variety of neighborhood-serving retail sales and personal services of a type that supplies commodities or offers personal services to residents of North Beach and nearby neighborhoods.” The prohibition of consolidation or merger of storefronts for the purpose of creating large uses facilitates that goal. This ordinance’s limited exception would allow consolidation and merger of storefronts for the existing Central Police Station at the corner of Vallejo Street and Emery Lane and associated space in order to provide more law enforcement services to the neighborhood without compromising the commercial character of the area.

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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

February 11, 2020

**File No. 200114**

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

Dear Ms. Gibson:

On February 4, 2020, Supervisor Peskin submitted the following legislation:

**File No. 200114**

**Ordinance amending the Planning Code to allow the consolidation of ground-floor storefronts in the North Beach Special Use District to accommodate the expansion of an existing Police Department station; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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 "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

BOARD of SUPERVISORS



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

February 12, 2020

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On February 4, 2020, Supervisor Peskin introduced the following legislation:

**File No. 200114**

**Ordinance amending the Planning Code to allow the consolidation of ground-floor storefronts in the North Beach Special Use District to accommodate the expansion of an existing Police Department station; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

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

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

c: John Rahaim, Director  
Scott Sanchez, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Devyani Jain, Deputy Environmental Review Officer  
Adam Varat, Acting Director of Citywide Planning  
Aaron Starr, Manager of Legislative Affairs  
Andrea Ruiz-Esquide, Deputy City Attorney  
Joy Navarrete, Major Environmental Analysis

BOARD of SUPERVISORS



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San Francisco 94102-4689  
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TDD/TTY No. 554-5227

# MEMORANDUM

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

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: February 12, 2020

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. 200114**

**Ordinance amending the Planning Code to allow the consolidation of ground-floor storefronts in the North Beach Special Use District to accommodate the expansion of an existing Police Department station; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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.

c: Dominica Donovan, Senior Policy Analyst/Commission Secretary

\*\*\*\*\*

**RESPONSE FROM SMALL BUSINESS COMMISSION - Date:** \_\_\_\_\_

\_\_\_\_\_ **No Comment**

\_\_\_\_\_ **Recommendation Attached**

\_\_\_\_\_  
**Chairperson, Small Business Commission**

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

TO: William Scott, Police Chief, Police Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: February 12, 2020

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Peskin on February 4, 2020:

**File No. 200114**

**Ordinance amending the Planning Code to allow the consolidation of ground-floor storefronts in the North Beach Special Use District to accommodate the expansion of an existing Police Department station; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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: [erica.major@sfgov.org](mailto:erica.major@sfgov.org).

cc: Rowena Carr, Police Department  
Asja Steeves, Police Department

BOARD of SUPERVISORS



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San Francisco 94102-4689  
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February 11, 2020

File No. 200114

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

Dear Ms. Gibson:

On February 4, 2020, Supervisor Peskin submitted the following legislation:

**File No. 200114**

**Ordinance amending the Planning Code to allow the consolidation of ground-floor storefronts in the North Beach Special Use District to accommodate the expansion of an existing Police Department station; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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 "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

2/28/2020 A handwritten signature in cursive script, appearing to read "Joy Navarrete".

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)  
**Subject:** Board File 200114 Planning Code - North Beach Special Use District - Consolidation of Ground-Floor Storefronts  
**Date:** Thursday, June 4, 2020 1:56:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Erica,

This email is to inform you that the Planning Commissions has waived their opportunity to hear Board File 200114 as this is a very narrowly tailored ordinance and allows the expansion of an existing public facility.

Sincerely,

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103

**Direct:** 415-558-6362 **Fax:** 415-558-6409

**Email:** [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

**Web:** [www.sfplanning.org](http://www.sfplanning.org)



The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)

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BOARD of SUPERVISORS



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Fax No. 554-5163  
TDD/TTY No. 554-5227

June 29, 2020

**File No. 200114-2**

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

Dear Ms. Gibson:

On June 23, 2020, Supervisor Peskin submitted a substitute the following legislation:

**File No. 200114-2**

**Ordinance amending the Planning Code to allow the consolidation or merger of groundfloor storefronts in the North Beach Special Use District for an existing Public Facility for San Francisco Police Department functions or auxiliary space associated with such use; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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 "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning



BOARD of SUPERVISORS



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TDD/TTY No. 554-5227

June 29, 2020

File No. 200114-2

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

Dear Ms. Gibson:

On June 23, 2020, Supervisor Peskin submitted a substitute the following legislation:

**File No. 200114-2**

**Ordinance amending the Planning Code to allow the consolidation or merger of groundfloor storefronts in the North Beach Special Use District for an existing Public Facility for San Francisco Police Department functions or auxiliary space associated with such use; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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 "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

06/29/2020

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

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Subject:** Re: Board File 200114 Planning Code - North Beach Special Use District - Consolidation of Ground-Floor Storefronts  
**Date:** Wednesday, July 1, 2020 12:51:30 PM  
**Attachments:** [image001.png](#)  
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[image010.png](#)

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That is correct, thank you for checking.

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-558-6362 **Fax:** 415-558-6409  
**Email:** [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)



The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information](#).

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**From:** "Major, Erica (BOS)" <[erica.major@sfgov.org](mailto:erica.major@sfgov.org)>  
**Date:** Wednesday, July 1, 2020 at 12:17 PM  
**To:** Aaron Starr <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>  
**Subject:** RE: Board File 200114 Planning Code - North Beach Special Use District - Consolidation of Ground-Floor Storefronts

Hi Aaron,

The substitute legislation for Board File No. 200114 had the Board's own findings. Just triple checking that the Planning Commission was not planning on hearing the substitute, correct? It is expected to be agendized on this coming Monday's Land Use meeting.

Hope all is well.

Best,

ERICA MAJOR

**Assistant Clerk**

Board of Supervisors

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[Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**From:** Starr, Aaron (CPC) <aaron.starr@sfgov.org>

**Sent:** Thursday, June 4, 2020 1:56 PM

**To:** Major, Erica (BOS) <erica.major@sfgov.org>

**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>

**Subject:** Board File 200114 Planning Code - North Beach Special Use District - Consolidation of Ground-Floor Storefronts

Erica,

This email is to inform you that the Planning Commissions has waived their opportunity to hear Board File 200114 as this is a very narrowly tailored ordinance and allows the expansion of an existing public facility.

Sincerely,

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

Planning Department, City and County of San Francisco

1650 Mission Street, Suite 400, San Francisco, CA 94103

**Direct:** 415-558-6362 **Fax:** 415-558-6409

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**Web:** [www.sfplanning.org](http://www.sfplanning.org)



The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information](#).

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# Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor: