



PERMITSF REFORMING CITY PERMITTING PROCESSES



PermitSF

Item 2

250538 - Priority Processing for Certain Commercial Uses

Proposal: Consolidate the two priority permit processing programs into one codified program.

**San Francisco Planning**

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COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)
CHECKLIST FOR ELIGIBILITY

The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications.

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing a complete application and (2) placement on the Planning Commission's consent calendar. The analysis of CB3P projects is documented through a two-page Project Summary and Motion ("PS&M") rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

WHAT TO SUBMIT:

- One (1) complete checklist (available on the next page) documenting eligibility for applications.

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required.

SEC. 303.2. PRIORITY PROCESSING FOR CERTAIN USES IN COMMERCIAL SPACE: EXPEDITED CONDITIONAL USE REVIEW AND APPROVAL PROCESS AND REDUCED APPLICATION FEE.

(a) Findings.

(1) In April 2013, the Planning Commission adopted the Small Business Priority Processing Pilot Program. The stated goal of the pilot program was to business applications without compromising the review times of other applications.

(2) Building on the success of the pilot program, Planning Department staff in consultation with staff from the Office of Small Business proposed expansion of applications. The expanded program was adopted by the Planning Commission in February 2015 and renamed the Community Business Priority Processing Commission's adoption Resolution No. 19323, the intent was to support the business community – especially small and mid-sized businesses – and to increase Commission and Department handle related applications.

(3) By enacting this Section 303.2, the Board of Supervisors underscores the importance of small and mid-sized businesses to the economic vitality of the City as a whole, its residents, and visitors. The intent of this Section 303.2 is to expedite the review and hearing process for these vital small and mid-size public notice and input or the review times of other applications, and to build upon the success of the Community Business Priority Process Program by expediting and ensuring that all eligible projects are considered accordingly, while preserving critical opportunities for community input and accountability to the legal

(4) The Calle 24 Special Use District is still in its infancy, and due to its unique history and special identity the projects within its boundaries require special enhancement, and support its character. It is, therefore, exempted from the priority processing provisions of this Section 303.2.

BAY AREA // HEATHER KNIGHT

All they wanted was to open a noodle shop. Their tangle with S.F. bureaucracy has them regretting they tried

By Heather Knight, Columnist

Updated Nov 10, 2021 9:38 a.m.

Gift Article



Yuko and Clint Tan have been unable to open a restaurant in S.F.'s inner



LOCAL // HEATHER KNIGHT

He spent \$200,000 trying to open an S.F. ice cream shop, but was no match for city bureaucracy

By Heather Knight, Columnist

Updated April 21, 2021 9:13 a.m.

Gift Article



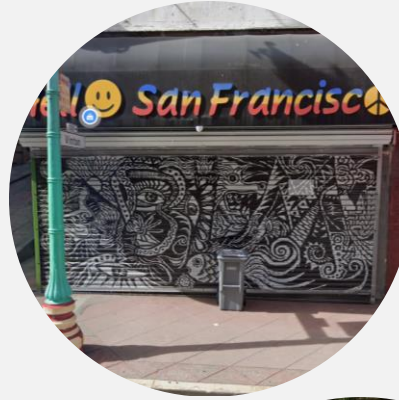
Jason Yu stands outside the commercial space on 20th Street that he has been trying to turn into an ice cream shop for 16 months in San Francisco. After spending \$200,000 on rent, an architect, a lawyer, equipment and fees, he still has nothing to show for it and has given up on the idea. See Suzuki / The Chronicle



Item 3

250539 - Existing Awning, Sign, and Gate Amnesty Program; Design Standards for Gates, Railings, and Grillwork

- Proposal: Allow businesses with security gates to participate in amnesty program and ease transparency requirements for security gates, allowing them to be 100% non-transparent.
- Approx. 100 small businesses currently facing Planning Code violation complaints for security gate installations without a permit
- Examples: Businesses along Grant Ave and Mission Street with pending complaints for unpermitted gates



Item 4

250542 - Fenestration, Transparency, and Sign Requirements; Sales & Service Uses in the C-3 and RC District

Storefront Transparency

- Proposal: Exempt certain critical uses from storefront transparency requirements
- Example: A Child Care Facility received a complaint for violating the storefront transparency requirement; they did not want children visible from a busy corridor



Business Signs

- Proposal: Remove permit requirement for business signs painted on building facades, window signs and interior signs.
- Example: Both businesses shown below received complaints for unpermitted signs; they had to obtain a permit to close out the complaint. One business owner came to the Permit Center twice and spent several hours there.



Item 4 (cont)

250542 - Fenestration, Transparency, and Sign Requirements; Sales & Service Uses in the C-3 and RC District

Downtown Uses

- Proposal: Principally permit certain non-retail sales and service uses on the ground floor in the Downtown-Commercial (C-3) Districts, including office, business services, and trade offices through 2030.



Example of activated ground floor workspace downtown



Residential-Commercial Districts

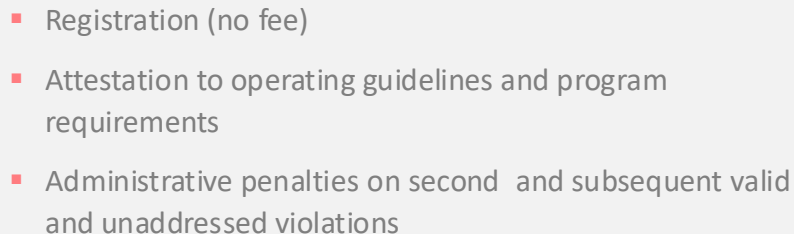
- Proposal: Ease the filling of non-ground floor vacancies within Residential-Commercial (RC) Districts by principally permitting retail sales and service uses and non-retail sales and services uses at the second floor and above.
- Example: Industrial design studio on the second floor along Van Ness Ave received a complaint and would need to vacate its space because the use is not currently permitted.



Van Ness Ave

250541 - Café Tables and Chairs, Display Merchandise, Appurtenant Building Features, and Sidewalk Shared Spaces

- Permit application + fee
 - A typical business pays approximately \$1,000
- Certificate of Insurance
- Site plan



Approx. 215 businesses currently hold Tables and Chairs permits

Item 5 (cont)

250541 - Café Tables and Chairs, Display Merchandise, Appurtenant Building Features, and Sidewalk Shared Spaces

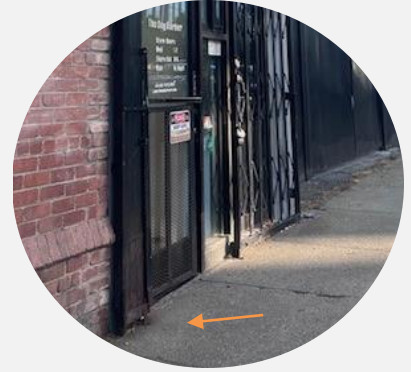
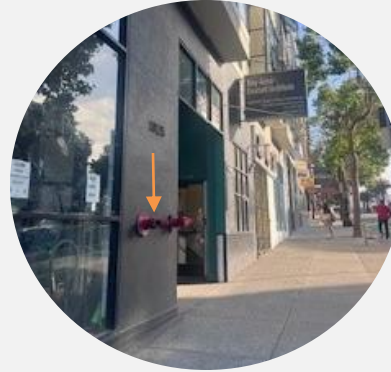
Eliminate minor encroachment permits for routine tenant improvements

Businesses spend significant time and money for permits to install:

- Door actuators, wheelchair lifts, or other elements constructed for compliant with accessibility standards
- Water spouts, standpipes, outswinging doors, and security gates – which are affixed to the building extending no more than four inches into the public right of way

These permits can cost thousands of dollars upfront, and they are assessed an annual fee thereafter.

Applications for accessibility related sidewalk improvements commonly take 6 –12 months.



Item 6

250540 - Temporary Use Authorizations

- Proposal: Simplify and clarify the duration of allowable temporary uses, and clarify and expand the definition of "Retail Pop Up" uses



Example: Retail sales activities within
RH-1 District – Outer Sunset Farmers
Market

Current Temporary Use Authorization Categories

TEMPORARY USE CATEGORY

Check the box for the temporary use category into which the proposed use would fall. Please note that this summary table in no way supersedes Planning Code Section 205 et. seq. or Section 211.1(g) which provide greater detail on allowable uses and conditions of operation. If the proposed use does not conform to one of the following categories it cannot be approved as a Temporary Use.

	USE TYPE	MAXIMUM TIME LIMIT	ZONING DISTRICT	CODE SECTION
☐	A Neighborhood festival sponsored by residents in the vicinity	60 days	all	205.1(a)
☐	B Neighborhood festival sponsored by property owners or businesses in the vicinity	60 days	NC, Mixed Use, PDR, C, M	205.1(a)
☐	C Booth for charitable, patriotic or welfare purpose	60 days	all	205.1(b)
☐	D Open air sale of seasonal decorations such as Christmas trees or Halloween pumpkins.	60 days	all	205.1(c)
☐	E Outdoor "intermittent activities" such as mobile food facilities (a.k.a. street food) or farmers markets	3 days/week or 6 twelve-hour days/week for 1 year	all except RH, RM, RED, RTO	205.4
☐	F Mobile food facilities located in P Districts larger than one acre	1 year, no hourly/daily limit	P	205.4(b)(3)
☐	G Rental or sales office incidental to a new residential development	1 year	all	205.2(b)
☐	H Automobile wrecking	2 years	M-1, M-2	205.2(c)
☐	I Structures and uses incidental to construction activities	2 years	all	205.2(a)
☐	J Celebration or exhibition sponsored by a residential or commercial occupant(s)	single 24-hour event per month for 1 year	PDR, C, M, NC, Mixed Use Districts	205.3(a) & (b)
☐	K Wireless facility	1 year	all where WTS permitted	205.2(d)
☐	L Temporary uses on Public Property	3 years	P	211.1(g)
☐	M "Pop Up" retail or Host Facility	60 days	all; limited in R-districts; must be within either a vacant commercial space or a space occupied by a legally established Commercial Use.	205.1(d)
☐	N Long Term parking of and overnight camping in vehicles and ancillary uses	2 years	NCT-2, Assessor's Parcel Block No. 6973, Lot No. 039	205.2(f)
☐	O Interim Uses within Bars and Entertainment Uses	Not to exceed 4 years from effective date of any such authorization, provided that the period terminates within 6 years of December 18, 2020	all	205.6
☐	P Arts Activities, Social Service or Philanthropic Facilities, and COVID-19 Relief and Recovery uses in vacant storefronts	2 years, may be extended for an additional 2 years	all except R districts	205.7
☐	Q Entertainment, Arts, and Recreational Uses in outdoor areas/temporary structures and ancillary uses of indoor areas	1 year, may be extended for 1 additional year. Maximum daily hours 9 a.m. - 10 p.m.	all	205.8
☐	R Interim Activities on Development Sites	36 months may be extended up to 12 months	Eligible development sites as identified in Sec. 205.5	205.5
☐	S Pop-Up Activations	1 year	Certain streets within C-2 or C-3 districts	205.2(a)(2)

PAGE 5 | CURRENT PLANNING: TEMPORARY USE AUTHORIZATIONS

6/10/2020 SAN FRANCISCO PLANNING DEPARTMENT