

1 [Excluding general grocery stores from the definition of formula retail.]

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3 **Ordinance amending Planning Code Section 703.3 to exclude general grocery stores**
4 **from the definition of formula retail use; and making findings, including environmental**
5 **findings and findings of consistency with the General Plan and priority policies of the**
6 **Planning Code Section 101.1.**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are *strikethrough italics Times New Roman*.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. Findings.

12 The Board of Supervisors of the City and County of San Francisco hereby finds and
13 determines that:

14 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
15 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
16 Planning Commission Resolution No. _____ recommending approval of this Planning Code
17 Amendment, and incorporates such reasons by this reference thereto. A copy of said
18 resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

19 (b) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
20 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
21 with the General Plan and hereby adopts the findings of the Planning Commission, as set
22 forth in Planning Commission Resolution No. _____, and incorporates said findings by this
23 reference thereto.

24 (c) Environmental Findings. The Planning Department has determined that the actions
25 contemplated in this Ordinance are in compliance with the California Environmental Quality

1 Act (California Public Resources Code sections 21000 et seq.). Said determination is on file
2 with the Clerk of the Board of Supervisors in File No. and is incorporated herein by
3 reference.

4 Section 2. The San Francisco Planning Code is hereby amended by amending Section
5 703.3, to read as follows:

6 Sec. 703.3 Formula Retail Uses.

7 (a) Findings.

8 (1) San Francisco is a city of diverse and distinct neighborhoods identified in
9 large part by the character of their commercial areas.

10 (2) San Francisco needs to protect its vibrant small business sector and
11 create a supportive environment for new small business innovations. One of the eight Priority
12 Policies of the City's General Plan resolves that "existing neighborhood-serving retail uses be
13 preserved and enhanced and future opportunities for resident employment in and ownership
14 of such businesses enhanced."

15 (3) Retail uses are the land uses most critical to the success of the City's
16 commercial districts.

17 (4) Formula retail businesses are increasing in number in San Francisco, as
18 they are in cities and towns across the country.

19 (5) Money earned by independent businesses is more likely to circulate
20 within the local neighborhood and City economy than the money earned by formula retail
21 businesses which often have corporate offices and vendors located outside of San Francisco.

22 (6) Formula retail businesses can have a competitive advantage over
23 independent operators because they are typically better capitalized and can absorb larger
24 startup costs, pay more for lease space, and commit to longer lease contracts. This can put
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1 pressure on existing businesses and potentially price out new startup independent
2 businesses.

3 (7) San Francisco is one of a very few major urban centers in the state in
4 which housing, shops, work places, schools, parks and civic facilities intimately co-exist to
5 create strong identifiable neighborhoods. The neighborhood streets invite walking and
6 bicycling and the City's mix of architecture contributes to a strong sense of neighborhood
7 community within the larger City community.

8 (8) Notwithstanding the marketability of a retailer's goods or services or the
9 visual attractiveness of the storefront, the standardized architecture, color schemes, decor
10 and signage of many formula retail businesses can detract from the distinctive character of
11 certain neighborhood commercial districts.

12 (9) The increase of formula retail businesses in the City's neighborhood
13 commercial areas, if not monitored and regulated, will hamper the City's goal of a diverse
14 retail base with distinct neighborhood retailing personalities comprised of a mix of busi-
15 nesses. Specifically, the unregulated and unmonitored establishment of additional formula
16 retail uses may unduly limit or eliminate business establishment opportunities for smaller or
17 medium-sized businesses, many of which tend to be non-traditional or unique, and unduly
18 skew the mix of businesses towards national retailers in lieu of local or regional retailers,
19 thereby decreasing the diversity of merchandise available to residents and visitors and the
20 diversity of purveyors of merchandise.

21 (10) If, in the future, neighborhoods determine that the needs of their
22 neighborhood commercial districts are better served by eliminating the notice requirements for
23 proposed formula retail uses, by converting formula retail uses into conditional uses in their
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1 district, or by prohibiting formula retail uses in their district, they can propose legislation to do
2 so.

3 (b) Formula Retail Use. Formula retail use is hereby defined as a type of
4 retail sales activity or retail sales establishment which, along with eleven or more other retail
5 sales establishments located in the United States, maintains two or more of the following
6 features: a standardized array of merchandise, a standardized façade, a standardized décor
7 and color scheme, a uniform apparel, standardized signage, a trademark or a servicemark.

8 (1) Standardized array of merchandise shall be defined as 50% or more of
9 in-stock merchandise from a single distributor bearing uniform markings.

10 (2) Trademark shall be defined as a word, phrase, symbol or design, or a
11 combination of words, phrases, symbols or designs that identifies and distinguishes the
12 source of the goods from one party from those of others.

13 (3) Servicemark shall be defined as word, phrase, symbol or design, or a
14 combination of words, phrases, symbols or designs that identifies and distinguishes the
15 source of a service from one party from those of others.

16 (4) Décor shall be defined as the style of interior finishings, which may
17 include but is not limited to, style of furniture, wallcoverings or permanent fixtures.

18 (5) Color Scheme shall be defined as selection of colors used throughout,
19 such as on the furnishings, permanent fixtures, and wallcoverings, or as used on the façade.

20 (6) Façade shall be defined as the face or front of a building, including
21 awnings, looking onto a street or an open space.

22 (7) Uniform Apparel shall be defined as standardized items of clothing
23 including but not limited to standardized aprons, pants, shirts, smocks or dresses, hat, and
24 pins (other than name tags) as well as standardized colors of clothing.

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1 (8) Signage shall be defined as business sign pursuant to Section 602.3 of
2 the Planning Code.

3 (c) "Retail sales activity or retail sales establishment" shall include the
4 following uses, as defined in Article 7 of this code: "bar," "drive-up facility," "eating and
5 drinking use," "liquor store," "restaurant, large fast-food," "restaurant, small self-service,"
6 "restaurant, full-service," "sales and service, other retail," "sales and service, retail," "movie
7 theatre," "video store," "amusement and game arcade," and "take-out food."

8 (d) Formula Retail Uses Permitted. Any use permitted in a Neighborhood
9 Commercial District, which is all a "formula retail use" as defined in this section, is hereby
10 permitted.

11 (e) Formula Retail Use Prohibited. Notwithstanding subsection (d), any use
12 permitted in the Hayes-Gough Neighborhood Commercial District, or the North Beach
13 Neighborhood Commercial District, which is also a "formula retail use" as defined in this
14 section, is hereby prohibited.

15 (f) Conditional Uses. Notwithstanding subsections (d) or (e), any use
16 permitted in the Haight Street Neighborhood Commercial District or in the Small-Scale
17 Neighborhood Commercial District along Divisadero Street, bounded by Haight Street to the
18 south and Turk Street to the north (Block 1128, Lot 20, Block 1129, Lots 93 - 106, Block 1153,
19 Lots 1 - 4, 6, and 21 - 22 Block 1154, Lots 13 - 17B and 35 - 40, Block 1155, Lots 16 - 21,
20 Lots 23, 24, and 36 - 38, Block 1156, Lots 4 - 6, 8, 38 and 40 - 41, Block 1179, Lots 1 - 1C, 27,
21 and 28, Block 1180, Lots 12 - 17, Block 1181, Lots 14 - 19, Block 1182, Lots 2 - 6, 8, 22 - 23,
22 30 - 60, Block 1201, Lots 1 - 4, 8 - 10, 39 - 54 and 57 - 61, Block 1202, Lots 2A, 2B, 2J and 7,
23 Block 1203, Lots 17 - 22, 24 and 37, Block 1204, Lots 1 - 11A, Block 1215, Lots 8 - 16, Block
24 1216, Lots 5, 1 and 17 - 18, Block 1217, Lots 20 - 29, Block 1218, Lots 1 - 8, 29, 32, and 50,
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1 Block 1237, Lots 1 - 7, Block 1238, Lots 21 - 27, Block 1239, Lot 27, Block 1240, Lot 1), or in
2 the Neighborhood Commercial Cluster Districts located at Cole and Carl Streets (Block 1267,
3 Lot 9, Block 1268, Lots 26, 27, 28 and 29, Block 1271, Lots 24, 24A, 24B, 25 and 26, Block
4 1272, Lots 1, 2, 3, 4, and 5, Block 1278, Lot 22), and at Parnassus and Stanyan Streets
5 (Block 1276, Lot 21), which is also a "formula retail use" as defined in this section, is hereby
6 permitted only as a conditional use. Additional criteria to be used by the Planning Commission
7 when considering granting conditional use permits to formula retail uses in these districts are
8 listed in Section 303(i).

9 (g) Neighborhood Commercial Notification and Design Review. After the
10 effective date of this ordinance, any building permit application for a use permitted in a
11 Neighborhood Commercial District which is also a "formula retail use" as defined in this
12 section shall be subject to the neighborhood commercial notification and design review
13 procedures of Section 312 of this Code.

14 (h) Discretionary Review Guidelines. The Planning Commission shall
15 develop and adopt guidelines which it shall employ when considering any request for
16 discretionary review made pursuant to this section. These guidelines shall include but are not
17 limited to consideration of the following factors:

18 (1) Existing concentrations of formula retail uses within the neighborhood
19 commercial district.

20 (2) Availability of other similar retail uses within the neighborhood
21 commercial district.

22 (3) Compatibility of the proposed formula retail use with the existing
23 architectural and aesthetic character of the neighborhood commercial district.

24 (4) Existing retail vacancy rates within the neighborhood commercial district.
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1 (5) Existing mix of Citywide-serving retail uses and neighborhood-serving
2 retail uses within the neighborhood commercial district.

3 (i) Determination of Formula Retail Use. After the effective date of this
4 ordinance, in those areas in which "formula retail uses" are prohibited, any building permit
5 application determined by the City to be for a "formula retail use" that does not identify the use
6 as a "formula retail use" is incomplete and cannot be processed until the omission is
7 corrected. Any building permit approved after the effective date of this ordinance that is
8 determined by the City to have been, at the time of application, for a "formula retail use" that
9 did not identify the use as a "formula retail use" is subject to revocation at any time.

10 After the effective date of this ordinance, in those areas in which "formula retail
11 uses" are subject to the Neighborhood Commercial Notification and Design Review provisions
12 of subsection (e), any building permit application determined by the City to be for a "formula
13 retail use" that does not identify the use as a "formula retail use" is incomplete and cannot be
14 processed until the omission is corrected. After the effective date of this ordinance, any
15 building permit approved that is determined by the City to be for a "formula retail use" that
16 does not identify the use as a "formula retail use" must complete the Neighborhood
17 Commercial Notification and Design Review required in subsection (e).

18 If the City determines that a building permit application or building permit subject
19 to this section of the Code is for a "formula retail use," the building permit applicant or holder
20 bears the burden of proving to the City that the proposed or existing use is not a "formula
21 retail use."

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