

File No. 220342 Committee Item No. 4
 Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date June 6, 2022

Board of Supervisors Meeting Date June 14, 2022

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Presidential Action Memo 040722</u> |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN Executive Summary 051222</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC Reso No. 21113 051222</u> |
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Completed by: Erica Major Date June 2, 2022
 Completed by: Erica Major Date June 7, 2022

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

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

DATE: June 7, 2022

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 7, 2022

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, June 7, 2022. This item was acted upon at the Committee Meeting on Monday, June 6, 2022, at 1:30 p.m., by the votes indicated.

Item No. 86 **File No. 220342**

Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

RECOMMENDED AS A COMMITTEE REPORT

Vote:

Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney

1 [Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District]

2

3 **Ordinance amending the Planning Code to extend the time, from three to six years from**
4 **the date of a fire, for a temporary closure of a liquor store in the North Beach**
5 **Neighborhood Commercial District (NCD) as a result of the fire to not result in an**
6 **abandonment of such use, and for the relocation of such use to another location in the**
7 **North Beach NCD to not require a new Conditional Use permit; affirming the Planning**
8 **Department’s determination under the California Environmental Quality Act; and**
9 **making findings of consistency with the General Plan, and the eight priority policies of**
10 **Planning Code, Section 101.1, and findings of public necessity, convenience, and**
11 **welfare under Planning Code, Section 302.**

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 subsections or parts of tables.

16

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 comply with the California Environmental Quality Act (California Public Resources
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23 Supervisors in File No. 220342 and is incorporated herein by reference. The Board affirms
24 this determination.

25

1 (b) On May 12, 2022, the Planning Commission, in Resolution No. 21113, adopted
 2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
 3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
 4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
 5 Board of Supervisors in File No. 220342, and is incorporated herein by reference.

6 (c) On May 12, 2022, the Planning Commission, in Resolution No. 21113, approved
 7 this ordinance, recommended it for adoption by the Board of Supervisors, and adopted
 8 findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning
 9 Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is
 10 on file with the Clerk of the Board of Supervisors in File No. 220342, and is incorporated
 11 herein by reference.
 12

13 Section 2. Article 7 of the Planning Code is hereby amended by revising Section 722,
 14 to read as follows:

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

16 * * * *

17 **Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

19 * * * *

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Sales and Service Use Category		

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Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P(10)	P(10)	NP
* * * *				
Liquor Store	§102	C(12)	NP	NP
* * * *				

* Not listed below

* * * *

(12) Temporary closures ~~of up to three years~~ of existing liquor stores located in the North Beach Neighborhood Commercial District, for reconstruction or repair after a fire, shall not be considered an abandonment of such use pursuant to Section 178 of this Code, for up to six years from the date of the fire, unless the original liquor store elects to relocate somewhere else permanently. Temporary relocation of liquor stores in the North Beach Neighborhood Commercial District that have been closed as a result of a fire to another location in the North Beach Neighborhood Commercial District shall not require a new Conditional Use Permit for the duration of up to ~~three~~ six years of interim relocation, from the date of the fire.

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

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1 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
5 additions, and Board amendment deletions in accordance with the “Note” that appears under
6 the official title of the ordinance.

7
8 APPROVED AS TO FORM:
9 DAVID CHIU, City Attorney

10 By: /s/ Andrea Ruiz-Esguide
11 ANDREA RUIZ-ESQUIDE
12 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District]

Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Liquor stores are allowed in the North Beach Neighborhood Commercial District (North Beach NCD) with a Conditional Use Permit. Additionally, conditional uses that are abandoned for 18 months or more require a new Conditional Use Permit to reopen in this district.

In 2018, the Board adopted Ordinance No. 263-18, to create an exception to the Conditional Use requirement for liquor stores and abandonment period in the area. It provided that temporary closures of up to three years of existing liquor stores located in the North Beach NCD, for reconstruction or repair after a fire, would not be considered an abandonment of such use, and that temporary relocation of liquor stores in the North Beach NCD that have been closed as a result of a fire to another location in the North Beach NCD would not require a new Conditional Use Permit for the duration of up to three years of interim relocation.

Amendments to Current Law

This ordinance would extend the exception created by Ordinance No. 263-18 for another three years, for a total of six years from the date of the fire.

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

April 8, 2022

File No. 220342

Lisa Gibson
Environmental Review Officer
Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson:

On April 5, 2022, Supervisor Peskin submitted the following legislation:

File No. 220342

Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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, and 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

Handwritten signature of 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.

04/28/2022

Handwritten signature of Joy Navarrete.



May 23, 2022

Ms. Angela Calvillo, Clerk
Honorable Supervisor Peskin
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2022-003219PCA:
Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District
Board File No. 220342

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Peskin,

On May 12, 2022, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Peskin that would amend Planning to extend the time, from three to six years for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) because of a fire. At the hearing the Planning Commission recommended approval.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, Deputy City Attorney
Sunny Angulo, Aide to Supervisor Peskin
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution

Planning Department Executive Summary



EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT

HEARING DATE: May 12, 2022

90-Day Deadline: July 7, 2022

Project Name: Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District
Case Number: 2022-003219PCA [Board File No. 220342]
Initiated by: Supervisor Peskin / Introduced April 5, 2022
Staff Contact: Aaron Starr, Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

Recommendation: Approval

Planning Code Amendment

Ordinance amending the Planning Code to extend the time, from three to six years, for a temporary closure of a liquor store in the North Beach NCD because of fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit.

The Way It Is Now:

A temporary closures of an existing Liquor Stores in the North Beach NCD for reconstruction or repair after a fire, is not considered an abandonment of such use for up to three years.

The Way It Would Be:

A temporary closures of an existing Liquor Stores in the North Beach NCD for reconstruction or repair after a fire, would not be considered an abandonment of such use for up to six years.

Background

On March 17, 2018, a four-alarm fire engulfed the building at 659 Union Street¹. The building contained residential units above street level retail tenants. These retail tenants included three restaurants, a brewpub, and a liquor store. Coit Liquor, the displaced liquor store, has been in North Beach for over 50 years. Owing to its

¹ St. Patrick's Day Fire Displaces North Beach Businesses, Residents. Caleb Pershan. 18 March 2018. Accessed May 3, 2022 [St. Patrick's Day Fire Displaces North Beach Businesses, Residents - Eater SF](#)

unique selection of spirits, wines, and beers, it is destination for neighborhood residents and patrons from outside North Beach.

The fire damage was so extensive that the San Francisco Department of Building Inspection red-tagged the building. This indicates that the building is in a hazardous condition and unfit for habitation or use. Renovations to buildings in this state often take years to complete. Investigations into the cause of the fire, the processing of insurance claims, the preparation and review of building plans, and actual construction all lend to a protracted timeline for reoccupying the building.

Generally, conditionally authorized uses cannot be discontinued for more than three years without the City ceasing to recognize the right to operate at that location; however, in the North Beach Neighborhood Commercial District, the Planning Code limits this nonuse period to 18 months. In the case of the Coit Liquor Store, which is a conditionally permitted use, it would not be able to reoccupy its original location because the reconstruction of the building would certainly take more than 18 months to complete.

In response to this situation, Supervisor Peskin introduced BF 180861, which allowed the liquor store to relocate temporarily within the district and would allow the business to move back to its original location within 3 years; however, due to the pandemic, the restoration project at the store's original location could not be completed within that three-year period. As such, Supervisor Peskin has introduced this new ordinance to extend that period another three years for a total of six years. Because this is a new ordinance with a new board file number, the Planning Commission is required to have a hearing on it.

Issues and Considerations

General Plan Compliance

The proposed ordinance is consistent with the Commerce and Industry Element's Policy 2.1 and 3.1 in that the ordinance will help retain existing commercial activity in the City, and Policy 6.1 because it will encourage the retention of existing neighborhood-serving businesses.

Racial and Social Equity Analysis

Given the ordinances limited scope and impact, the proposed amendments cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department supports the proposed ordinance because it will allow a long-standing retail use displaced by fire to continue operation in the North Beach NCD. When the original ordinance was passed, no one could have predicted the COVID 19 pandemic or how it would have impacted every aspect of our lives. This ordinance will simply extend the period from three to six years to account for delays caused by the pandemic.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 220342



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: May 12, 2022

Project Name: Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District
Case Number: 2022-003219PCA [Board File No. 220342]
Initiated by: Supervisor Peskin / Introduced April 5, 2022
Staff Contact: Aaron Starr, Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO EXTEND THE TIME, FROM THREE TO SIX YEARS, FOR A TEMPORARY CLOSURE OF A LIQUOR STORE IN THE NORTH BEACH NCD BECAUSE OF FIRE TO NOT RESULT IN AN ABANDONMENT OF SUCH USE, AND FOR THE RELOCATION OF SUCH USE TO ANOTHER LOCATION IN THE NORTH BEACH NCD TO NOT REQUIRE A NEW CONDITIONAL USE PERMIT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on April 5, 2022 Supervisors Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 220342, which would amend the Planning Code to extend the time, from three to six years, for a temporary closure of a liquor store in the North Beach NCD because of fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit;

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 12, 2022 and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Planning Commission supports the proposed ordinance because it will allow a long-standing retail use displaced by fire to continue operation in the North Beach NCD.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed Ordinance would allow a long-standing retail use to remain in the North Beach neighborhood. This has net benefits to the neighborhood as the retail use is a source of fiscal and employment benefits.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed amendments to the Planning Code help retain a long-standing retail use in the City's North Beach neighborhood by easing regulations on relocation in the North Beach Neighborhood Commercial District.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED

Policy 3.1

Promote the attraction, retention, and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Ordinance proposes modifications to the North Beach Neighborhood Commercial District land use controls that would help retain a long-standing retail use in the City. The retail use, by its nature, provides employment opportunities for unskilled and semi-skilled workers.

OBJECTIVE 6

PROVIDE MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Planning Code amendments in the proposed Ordinance help to retain a retail use that provides neighborhood-serving goods to the North Beach community

Planning Code Section 101 Findings

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

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing, but would help preserve

neighborhood character by allowing a long-established business to remain.

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

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

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

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

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

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

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

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

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

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

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 12, 2022

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: May 12, 2022

Exhibit B

1 [Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial
2 District]

3 **Ordinance amending the Planning Code to extend the time, from three to six years from**
4 **the date of a fire, for a temporary closure of a liquor store in the North Beach**
5 **Neighborhood Commercial District (NCD) as a result of the fire to not result in an**
6 **abandonment of such use, and for the relocation of such use to another location in the**
7 **North Beach NCD to not require a new Conditional Use permit; affirming the Planning**
8 **Department's determination under the California Environmental Quality Act; and**
9 **making findings of consistency with the General Plan, and the eight priority policies of**
10 **Planning Code, Section 101.1, and findings of public necessity, convenience, and**
11 **welfare under Planning Code, Section 302.**

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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. Environmental and Land Use Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. 220342 and is incorporated herein by reference. The Board affirms
25 this determination.

1 (b) On _____, the Planning Commission, in Resolution No. _____,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

6 (c) On _____, the Planning Commission, in Resolution No. _____,
7 approved this ordinance, recommended it for adoption by the Board of Supervisors, and
8 adopted findings that it will serve the public necessity, convenience, and welfare. Pursuant to
9 Planning Code Section 302, the Board adopts these findings as its own. A copy of said
10 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is
11 incorporated herein by reference.

12
13 Section 2. Article 7 of the Planning Code is hereby amended by revising Section 722,
14 to read as follows:

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

16 * * * *

17 **Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**
18 **ZONING CONTROL TABLE**

19 * * * *

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Sales and Service Use Category		

1	Retail Sales and Service	§§ 102, 202.2(a), 202.3	P(10)	P(10)	NP
2	Uses*				
3	* * * *				
4	Liquor Store	§102	C(12)	NP	NP
5	* * * *				

6

7 * Not listed below

8 * * * *

9 (12) Temporary closures ~~of up to three years~~ of existing liquor stores located in the
10 North Beach Neighborhood Commercial District, for reconstruction or repair after a fire, shall
11 not be considered an abandonment of such use pursuant to Section 178 of this Code, for up to
12 six years from the date of the fire, unless the original liquor store elects to relocate somewhere
13 else permanently. Temporary relocation of liquor stores in the North Beach Neighborhood
14 Commercial District that have been closed as a result of a fire to another location in the North
15 Beach Neighborhood Commercial District shall not require a new Conditional Use Permit for
16 the duration of up to ~~three~~ six years of interim relocation, from the date of the fire.

17

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

22 ///

23 ///

24 ///

25 ///

1 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
5 additions, and Board amendment deletions in accordance with the “Note” that appears under
6 the official title of the ordinance.

7
8 APPROVED AS TO FORM:
9 DAVID CHIU, City Attorney

10 By: /s/ Andrea Ruiz-Esquide
11 ANDREA RUIZ-ESQUIDE
12 Deputy City Attorney

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PLANNING COMMISSION RESOLUTION NO. 21113

HEARING DATE: MAY 12, 2022

Project Name: Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District
Case Number: 2022-003219PCA [Board File No. 220342]
Initiated by: Supervisor Peskin / Introduced April 5, 2022
Staff Contact: aaron starr, Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO EXTEND THE TIME, FROM THREE TO SIX YEARS, FOR A TEMPORARY CLOSURE OF A LIQUOR STORE IN THE NORTH BEACH NCD BECAUSE OF FIRE TO NOT RESULT IN AN ABANDONMENT OF SUCH USE, AND FOR THE RELOCATION OF SUCH USE TO ANOTHER LOCATION IN THE NORTH BEACH NCD TO NOT REQUIRE A NEW CONDITIONAL USE PERMIT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on April 5, 2022 Supervisors Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 220342, which would amend the Planning Code to extend the time, from three to six years, for a temporary closure of a liquor store in the North Beach NCD because of fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit;

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 12, 2022 and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Planning Commission supports the proposed ordinance because it will allow a long-standing retail use displaced by fire to continue operation in the North Beach NCD.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed Ordinance would allow a long-standing retail use to remain in the North Beach neighborhood. This has net benefits to the neighborhood as the retail use is a source of fiscal and employment benefits.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed amendments to the Planning Code help retain a long-standing retail use in the City's North Beach neighborhood by easing regulations on relocation in the North Beach Neighborhood Commercial District.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED

Policy 3.1

Promote the attraction, retention, and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Ordinance proposes modifications to the North Beach Neighborhood Commercial District land use controls that would help retain a long-standing retail use in the City. The retail use, by its nature, provides employment opportunities for unskilled and semi-skilled workers.

OBJECTIVE 6

PROVIDE MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Planning Code amendments in the proposed Ordinance help to retain a retail use that provides neighborhood-serving goods to the North Beach community

Planning Code Section 101 Findings

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

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing but would help preserve neighborhood character by allowing a long-established business to remain.

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

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

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

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

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

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

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

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

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

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

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 12, 2022.



Jonas P. Ionin on behalf of Richard Sucre
Acting Commission Secretary

AYES: Ruiz, Diamond, Fung, Imperial, Kopple, Moore, Tanner

NOES: None

ABSENT: None

ADOPTED: May 12, 2022

President, District 10
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Tel. No. 554-6516
Fax No. 554-7674
TDD/TTY No. 544-6546

Shamann Walton

PRESIDENTIAL ACTION

Date: 4/7/2022

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 220342 Peskin
(Primary Sponsor)

Title. Planning Code - Fire-Damaged Liquor Stores in North Beach
Neighborhood Commercial District

Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee


Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ Meeting
(Date) (Committee)

Start Time: _____ End Time: _____

Temporary Assignment: Partial Full Meeting



Shamann Walton, President
Board of Supervisors

From: [Somera, Alisa \(BOS\)](#)
To: [Major, Erica \(BOS\)](#)
Subject: FW: Need your support come 6/7/2022 file No. 220342
Date: Thursday, June 9, 2022 12:42:03 PM

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.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.*

---

**From:** Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>  
**Sent:** Tuesday, June 7, 2022 5:08 AM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>  
**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Laxamana, Junko (BOS) <[junko.laxamana@sfgov.org](mailto:junko.laxamana@sfgov.org)>; Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>  
**Subject:** Fwd: Need your support come 6/7/2022 file No. 220342

---

**From:** Dennis Hong <[dennisjames888@yahoo.com](mailto:dennisjames888@yahoo.com)>

**Sent:** Sunday, June 5, 2022 5:08 PM

**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

**Cc:** Breed, Mayor London (MYR) <[mayorlondonbreed@sfgov.org](mailto:mayorlondonbreed@sfgov.org)>; MelgarStaff (BOS) <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Gibson, Lisa (CPC) <[lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>

**Subject:** Need your support come 6/7/2022 file No. 220342

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon Honorable members of the SF Board of Supervisors and everyone. Not sure how to handle this one. But, first I hope I'm in time with my email for your consideration of item #86 on your June 7th, 2022 meeting and the Land Use and Transportation meeting of 6/6/2022.

I hope you are all doing well. Its Dennis here. Not sure what happened to my original email of 5/9/2022 to the Planning Commission and the cc the board, because I did not see it on the petition/ltrs file list.

On May 9, 2022 I originally sent an email to all in support of this issue. Recently the SF Planning Commission approved this. But right now I need you to support both the Honorable Mrs. Myrna Melgar and the Honorable Mr. Aaron Peskin - (June 1, 2022 ref file # 220342). I have been tracking this with the SF Planning Commission, the BoS and the Mayors office and did not know why was taking so long with this blight in North Beach. That's another reason why I'm reaching out. Now we have Fathers Day on 6/19/2022 in North Beach with all the of visitors celebration/street-fair with this eyesore.

I too hope you support this issue. Including expediting the permit process. As I recall it's only been since the fire of 3/17/2018. In my opinion that's' too long for this to be approved. But then it's a unique case the owner of Coit and all the local merchants and residents have suffered long enough with this process.

Lastly, I'm a native and resident of San Franciscan - for seventy six plus years, Grew up in North Beach right up the block, on Bannan Place @ Grant Ave. But now living in District 7.

If anyone has any comments to my rambling email here, good or bad please get back to me at this email, would like to hear your thoughts. Thanks for all that everyone does here. Will try to remote my attendance here. Please add this to the project file as my support. If anyone wants a copy of my original email of May 9 here please me know. Let's go Warriors!! One last hint Coit has some of the best wines in stock.

All the best,  
**Dennis**

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

April 8, 2022

**File No. 220342**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Ms. Gibson:

On April 5, 2022, Supervisor Peskin submitted the following legislation:

**File No. 220342**

**Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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, and 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



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

April 8, 2022

Planning Commission  
Attn: Jonas Ionin  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Commissioners:

On April 5, 2022, Supervisor Peskin submitted the following legislation:

**File No. 220342**

**Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

The proposed ordinance is being transmitted for 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

c: Rich Hillis, Director  
Tina Tam, Deputy Zoning Administrator  
Corey Teague, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Devyani Jain, Deputy Environmental Review Officer  
AnMarie Rodgers, Director of Citywide Planning  
Dan Sider, Chief of Staff  
Aaron Starr, Manager of Legislative Affairs  
Joy Navarrete, Environmental Planning





**MYRNA MELGAR**

---

DATE: June 1, 2022

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *MM*

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

---

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, June 7, 2022, as Committee Reports:

- |                        |                                                                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File No. 220401</b> | <b>Street Name Change - From "Hahn Street" to "Mrs. Jackson Way"</b><br>Sponsor: Walton                                                                                                                                   |
| <b>File No. 220448</b> | <b>Resolution of Intention to Vacate Streets - Portions of Griffith Street and Hudson Avenue as Part of 900 Innes Avenue Park Development and Public Utility Easements at 700 Innes Avenue</b><br>Sponsors: Mayor; Walton |
| <b>File No. 220342</b> | <b>Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District</b><br>Sponsor: Peskin                                                                                                      |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, June 6, 2022, at 1:30pm.

# 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):

Supervisor Peskin

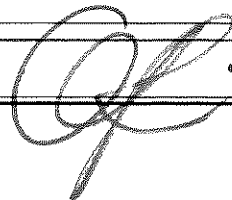
Subject:

[Planning Code - Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District]

The text is listed:

Ordinance amending the Planning Code to extend the time, from three to six years from the date of a fire, for a temporary closure of a liquor store in the North Beach Neighborhood Commercial District (NCD) as a result of the fire to not result in an abandonment of such use, and for the relocation of such use to another location in the North Beach NCD to not require a new Conditional Use permit; 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 and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor: [ ]



For Clerk's Use Only