

Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses

BOS File 231221 (Duplicate File of 230701)
Sponsor: Mayor Breed

Legislative goals of original ordinance

- **Reduce the number of barriers** small businesses experience when trying to open a new storefront or expand into a new space
- Allow more businesses to open without going through the months-long Conditional Use Authorization process by **principally permitting more uses** throughout the City, and reducing the ability for appeals to cause even longer delays
- Allow more business use types to open on the ground floor to provide **more options in filling vacant commercial ground floor spaces**

Summary of proposed amendments in duplicated ordinance

Limited Commercial Uses (LCUs) and Limited Corner Commercial Uses (LCCUs)

- Sec. 186, Table 209.1, Table 209.2, Sec. 303.1
- In RED and RTO Districts only, LCUs/LCCUs would be able to extend hours of operation to 12am with a Conditional Use Authorization.
- Formula Retail would require a Conditional Use Authorization in RED and RTO Districts. Formula Retail would not be permitted in RH and RM Districts.

Outdoor Activity Areas

- Sec. 186, Table 209.1, Table 209.2, Sec. 231
- In RH and RM Districts, Outdoor Activity Areas would only be permitted at the front for LCUs and LCCUs

Proposed amendments (continued)

North Beach NCD

- Table 722
- Retail Professional Services would require a Conditional Use Authorization on the ground floor, with additional controls within the North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict

Polk Street NCD

- Table 723
- Nighttime Entertainment would be principally permitted on the ground floor, conditionally permitted on the 2nd floor, and not permitted on the third floor and above.
- Health Services and Non-Retail Professional Services would be prohibited on the ground floor of properties with frontages on California Street, Polk Street, and Hyde Street (would add Hyde Street to footnotes (3) and (12))

Impact Fees

- Sec 406
- Temporary five-year impact fee waiver for Change of Use projects is **no longer** a part of this proposal.