



SAN FRANCISCO PLANNING DEPARTMENT

February 28, 2017

Ms. Angela Calvillo, Clerk
Honorable Mayor Lee
Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number 2014-001965PCA
Article 7: Phase 2 of the Planning Code Reorganization Project
Board File No. TBD
Planning Commission Recommendation: Approval with Modification**

Dear Ms. Calvillo and Mayor Lee

On February 2, 2017, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance, initiated by the Planning Commission, that would amend the Planning Code to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and prohibit vehicular access on certain streets within the North Beach NCD and SUD; and create the definition of Special Food Manufacturing and amending the Eating and Drinking Controls for the North Beach SUD amend Planning Code Section 249.62. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

- Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.

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.

Our office understands that Mayor Lee will be introducing this Ordinance at the Board and taking over sponsorship.

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,

A handwritten signature in black ink, appearing to read "Aaron Starr", with a long horizontal line extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc:

Judith Boyajian, Deputy City Attorney
Mawuli Tugbenyoh, Liaison to the Board of Supervisors, Office of Mayor Edwin Lee
Shahde Tavakoli, Legislative Aide, Office of Mayor Edwin M. Lee
Andrea Ausberry, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution
Planning Department Executive Summary