



SAN FRANCISCO PLANNING DEPARTMENT

May 11, 2018

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

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Suite 400
San Francisco,
CA 94103-2479

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415.558.6377

**Re: Transmittal of Planning Department Six-month Report for the Interim Zoning Controls Requiring Conditional Use Authorization for Restaurants and Storefront Mergers in the Mission Interim Controls Area
Board File No. 171290/Enactment Number 006-18**

Dear Ms. Calvillo and Supervisor Ronen,

On January 19, 2018, the Board of Supervisors enacted a resolution (Enactment No. 006-18) that imposed interim zoning controls to require Conditional Use authorization for Restaurants and Storefront Mergers in the Mission Interim Controls Area. The interim controls were established to last for 15 months from the effective date

Per Planning Code Section 306.7(i), the Planning Department is required to conduct a study of the zoning proposal(s) contemplated in interim controls enacted by the Board of Supervisors and propose permanent legislation. For any control that is placed in effect for more than six months, a report to the Board of Supervisors is required six months from the date of the imposition of the controls and at least every six months thereafter. The attached report is intended to satisfy that requirement.

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 D. Starr", written over a horizontal line.

Aaron D. Starr
Manager of Legislative Affairs

cc:

Judith A. Boyajian, Deputy City Attorney
Amy Beinart Aide to Supervisor Ronen
Erica Major, Office of the Clerk of the Board

Attachments:

Planning Department Interim Controls Six Month Report



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Report Interim Zoning Controls

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To: Angela Calvillo, Clerk of the Board
From: Diego R Sánchez, Senior Planner, Legislative Affairs
Date: May 11, 2018
Regarding: Six-month Report for the Interim Zoning Controls Requiring Conditional Use Authorization for Restaurants and Storefront Mergers in the Mission Interim Controls Area
Reporting Date: June 19, 2018
Expiration Date: April 19, 2019
Case Number: Board File No. 171290/ Enactment Number 006-18

STATEMENT OF PURPOSE

Per Planning Code Section 306.7(i), the Planning Department is required to conduct a study of the zoning proposal(s) contemplated in interim controls enacted by the Board of Supervisors and propose permanent legislation. For any control that is placed in effect for more than six months, a report to the Board of Supervisors is required six months from the date of the imposition of the controls and at least every six months thereafter. This report is intended to satisfy that requirement.

BACKGROUND

On January 19, 2018, the Board of Supervisors enacted a resolution (Enactment No. 006-18) that imposed interim zoning controls to require Conditional Use authorization for Restaurants and Storefront Mergers in the Mission Interim Controls Area. The interim controls were established to last for 15 months from the effective date.

REQUIRED ANALYSIS

Per Planning Code Section 306.7, this report is required to address the interim controls; any required study; and an estimate the timeline needed to create permanent controls.

(1) Status of Interim Controls:

On January 9, 2018, the Board of Supervisor adopted Board File 171290, establishing the interim controls described below. This resolution was signed by the Mayor on January 19, the same day it became effective.

Summary of Interim Controls

The interim controls require Conditional Use authorization for (1) changes of use to Restaurant uses and (2) storefront mergers resulting in a Non-Residential Use Size of 2,000 gross square feet or larger within the Mission Interim Controls Area (see map below).

These interim zoning controls were established for 15 months from the effective date of the Resolution, or until the adoption of permanent legislation regulating Restaurant uses and Commercial Use sizes in the area covered by these interim controls, whichever first occurs.

(2) Findings and Recommendations To Date:

Study

The Interim Controls were passed to allow for the current Mission Action Plan (MAP) 2020 process to continue to study and generate land use controls aimed at the Mission neighborhood retail corridors. MAP 2020 is a collaboration between the City and community organizations to create more housing and economic stability in the Mission neighborhood. Strategies are developed and considered in an iterative, community involved process. This, by nature, is a lengthy process.

The interim controls state that the Mission District has seen a rapid increase in the number of new restaurant uses within the neighborhood commercial and light industrial areas. These are areas where existing neighborhood-serving retail uses are found and from where neighborhood character is largely derived. An overconcentration of restaurant uses may crowd out neighborhood-serving retail uses. This would adversely alter the existing neighborhood character as well as its cultural and economic diversity.

The interim controls also note that many smaller-sized commercial spaces, generally leased at lower rates due to their size, are also found in the neighborhood commercial areas. These smaller-sized commercial spaces also lend to the character and economic diversity of the Mission District. They provide opportunities for small and local merchants to own or operate businesses and are a venue to employ local residents. Maintaining these spaces is also vital to neighborhood character.

Through MAP 2020 the City and community stakeholders will continue to study and generate land uses controls aimed at preserving and enhancing the retail corridors in the Mission neighborhood. The intention is to have a set of permanent land use controls introduced at the Board of Supervisors in the summer of 2018. This would allow the permanent controls to become effective by winter 2018.

Estimated Completion Time of Study

The study of potential permanent controls is still in the process; permanent controls are scheduled to be introduced in the summer of 2018. The next few months will provide the City Family additional time to draft a more comprehensive regulatory structure for the retail controls in the Mission neighborhood.

REQUIRED BOARD ACTION

This Report is required to be considered in a public hearing duly noticed in accordance with the basic rules of the Board. The Board has the option of accepting or rejecting this report.

Mission Interim Controls Area Map



Boundaries: Generally, Duboce, 13th and Division Street to Mission Street, to Cesar Chavez Avenue, to Potrero Avenue and back to Division Street. The Mission Street boundary includes any parcel with a property line on either side of Mission Street.