

## 8-4-20 David Pilpel BSC Neighborhood Commercial Districts Reconsideration Request

I hereby request reconsideration of the Approved Digest for the ballot measure with the working title "Neighborhood Commercial Districts and City Permitting". I have included the text adopted by the Committee with my alternate language as tracked changes. I recommend these changes to increase accuracy and clarity.

**The Way It Is Now:** In San Francisco, a Neighborhood Commercial District is typically a commercial corridor outside of the downtown area, with commercial uses on the ground floor and other uses on upper floors.

The City's Planning Code (Planning Code) describes the way property can be used (land use) in various zoning districts. In each zoning district, a land use is either permitted, conditionally permitted or not permitted. Conditionally permitted uses require additional review and approval by the City's Planning Commission.

To open a business in San Francisco, permits may be needed from several City departments, such as the Department of Building Inspection for construction or remodeling and the Department of Public Health for the sale of food.

Changing land use in certain zoning districts requires notice to neighbors of the proposed change. The notice must be posted for 30 days, during which time the City may not issue permits and members of the public may ask the Planning Commission to review the proposed change.

**The Proposal:** Proposition \_ is an ordinance that would change the Planning Code for Neighborhood Commercial Districts to:

- Increase the types of permitted and conditionally permitted uses to include arts activities, community facilities, social services and restaurants;
- Allow expanded outdoor areas at certain businesses;
- Eliminate the public notice process for new permitted uses;
- Require an expedited permit approval and inspection process; and
- Allow restaurants to provide workspace on days when the restaurant is open.

Proposition \_ would also make certain Planning Code changes citywide to temporarily allow retail uses within bars and entertainment venues for up to four years.

**A "YES" Vote Means:** If you vote "yes," you want to change the Planning Code for Neighborhood Commercial Districts to increase certain permitted and conditional uses, allow expanded outdoor areas at certain businesses, eliminate the public notice process for new permitted uses, require an expedited permit process and allow restaurants to provide workspace on days when the restaurant is open; and change the Planning Code citywide to temporarily allow retail uses within bars and entertainment venues for up to four years.

**A "NO" Vote Means:** If you vote "no," you do not want to make these changes.

That's what I have on this one. Thanks. DP