



MEMO

DATE: August 3rd, 2020

TO: Members of the Ballot Simplification Committee

FROM: Andres Power, Policy Director, Mayor London Breed

SUBJECT: Recommendations and Comments to First Draft of Ballot Digest for the Neighborhood Commercial Districts and City Permitting Measure

Dear Members of the Ballot Simplification Committee,

We write to respectfully request your consideration of our recommendations to the first draft of the ballot digest for the Neighborhood Commercial Districts and City Permitting measure.

Attached, please find a few suggested edits that we believe better describe the proposal to voters.

Thank you for your dedication and service to this important part of the election process.

Sincerely,

Andres Power

Attachment: Suggested edits in tracked changes

Neighborhood Commercial Districts and City Permitting*

Digest by the ballot Simplification Committee

Status: Draft for Consideration
On: Tuesday, August 4, 2020
Members: Packard, Anderson, Girardin, Patterson

Deadline to Request Reconsideration: TBD

The Way It Is Now: The City Planning Code applies zoning rules to different areas, or districts, of the City. These zoning rules direct whether properties may be used for residential, commercial, or industrial purposes, and within these categories, how the properties may be used, such as for bars and restaurants, offices or retail. Within each zoning district, uses may be either permitted, conditionally permitted or not permitted.

Conditionally permitted uses typically take longer to review, and require review and approval by the Planning Commission.

A neighborhood commercial district (NCD) is a type of zoning district. NCDs are typically commercial corridors outside of San Francisco's downtown area, with commercial uses on the ground floor and other uses on upper floors.

A person who applies for building permits to change the use of property in an NCD must notify nearby property owners of the proposed change. The notices must be posted for 30 days, the City may not issue permits during the notice period, and members of the public may ask the Planning Commission to review the permit.

To open a new business in San Francisco, a business owner may need approvals and inspections from several different City agencies. For example, the Department of Building Inspection issues permits for construction or remodeling, and the Department of Public Health issues permits for the sale of food.

The **Proposal:** Proposition ___ would:

- Expand the types of permitted and conditionally permitted uses in most NCDs. For many of these NCDs, the additional permitted uses would include arts activities, community facilities, social services, and restaurants.
- In NCDs, allow restaurants to provide workspace on days when the restaurant is open.
- Within NCDs, expand the use of outdoor areas in connection with certain businesses.
- Eliminate the required public notification process for new persons who want to start a permitted uses in an NCD.
- Require City departments to develop a coordinated and expedited approval process for permitted uses in NCDs and to issue permits within 30 days.
- Develop a streamlined inspection process for new uses in NCDs.
- 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 expand permissible uses in neighborhood commercial districts, eliminate public notification processes for new permitted uses in neighborhood commercial districts, require the development of a coordinated and expedited approval process for permits in neighborhood commercial districts, and temporarily allow retail in bars and entertainment venues.

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