



Small Business Streamlining Legislation

San Francisco Planning Commission
March 7, 2019

BACKGROUND

- February 2018 Release of OEWD Retail Study
- Recommendations Informed by Experiences in Small Business Assistance
- Developed and Refined in Consultation with City Permitting Departments
- Goals:
 - Help new businesses save time and money in the permitting process in order to fill vacancies more quickly and position businesses for success.
 - Strengthen existing businesses by enabling them to adapt and expand offerings that are responsive to consumer demands.

STREAMLINING LEGISLATION

1. Enable Existing Retail Businesses to Diversify Offerings and Attract New Business Models to Vacant Storefronts.
2. Increase Opportunities for Retail, Restaurant, and Nightlife Businesses to Fill Vacant Storefronts and Enhance Neighborhood Vibrancy.
3. Strengthen Existing Live Music Venues and Support New Venues by Reducing Duplicative and Otherwise Burdensome Requirements.
4. Clarify Ambiguous Planning Code Provisions to Bring Consistency to the Permitting Process for Retail, Restaurants, and Nightlife Businesses.

DIVERSIFYING OFFERINGS

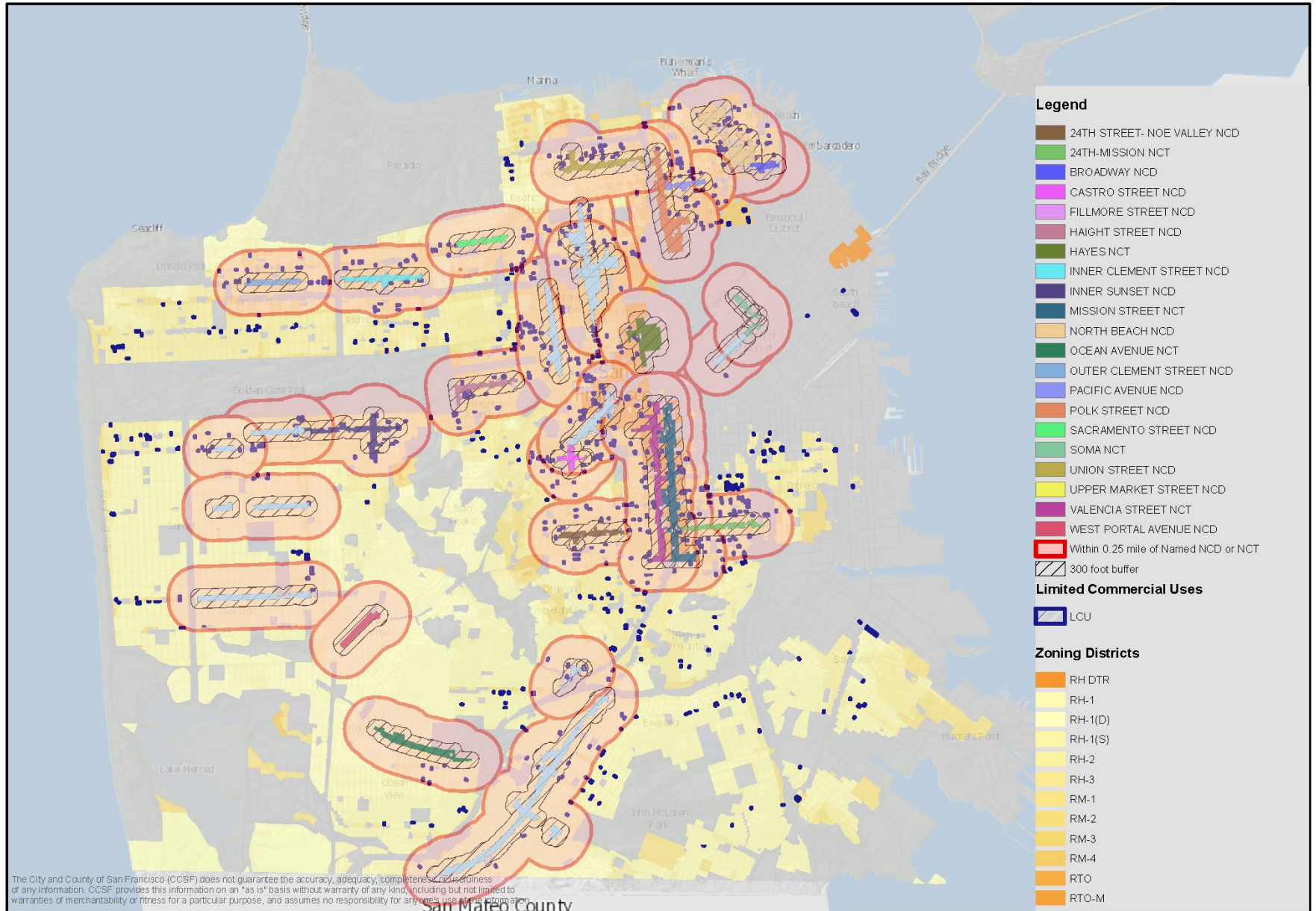
1. *Enable Existing Retail Businesses to Diversify Offerings and Attract New Business Models to Vacant Storefronts.*
 - Reduce costs and barriers for retail businesses to more easily offer to-go food service by aligning local health code with state requirements.
 - Help retail businesses incorporate entertainment and events by eliminating unnecessary permitting requirements.

INCREASING OPPORTUNITIES

2. *Increase Opportunities for Retail, Restaurant, and Nightlife Businesses to Fill Vacant Storefronts and Enhance Neighborhood Vibrancy.*

- **Allow businesses to save time and money to open patios and other outdoor spaces by streamlining permitting process for outdoor uses.**
- **Increase opportunities for appropriate retail, restaurant, and nightlife businesses in NC-1 zoning, LCUs, and LCCUs.**

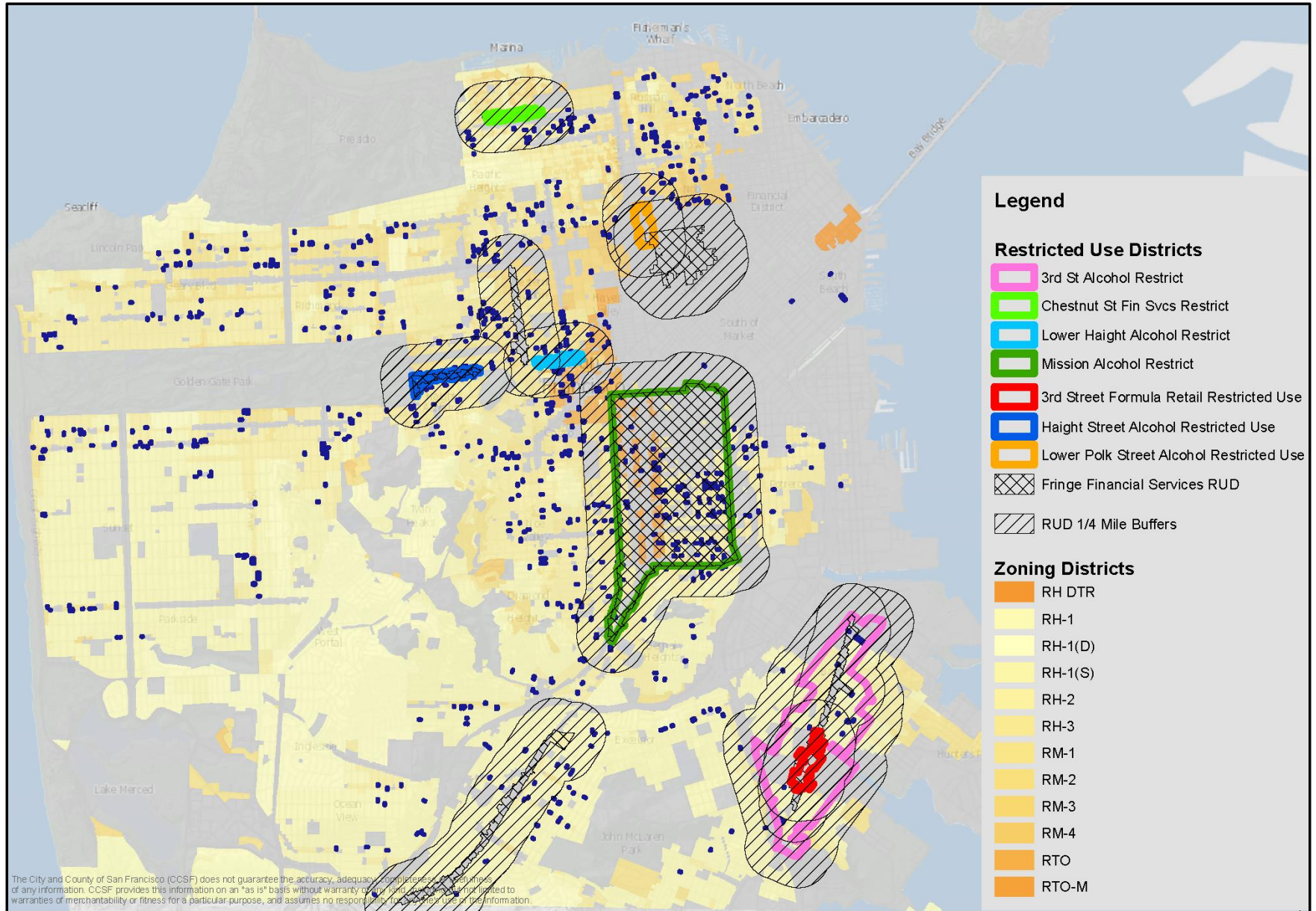
Named NCD's with Existing and Proposed Buffer Zones & Existing LCU/LCCU's



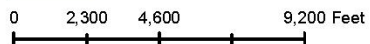
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0 2,450 4,900 9,800 Feet

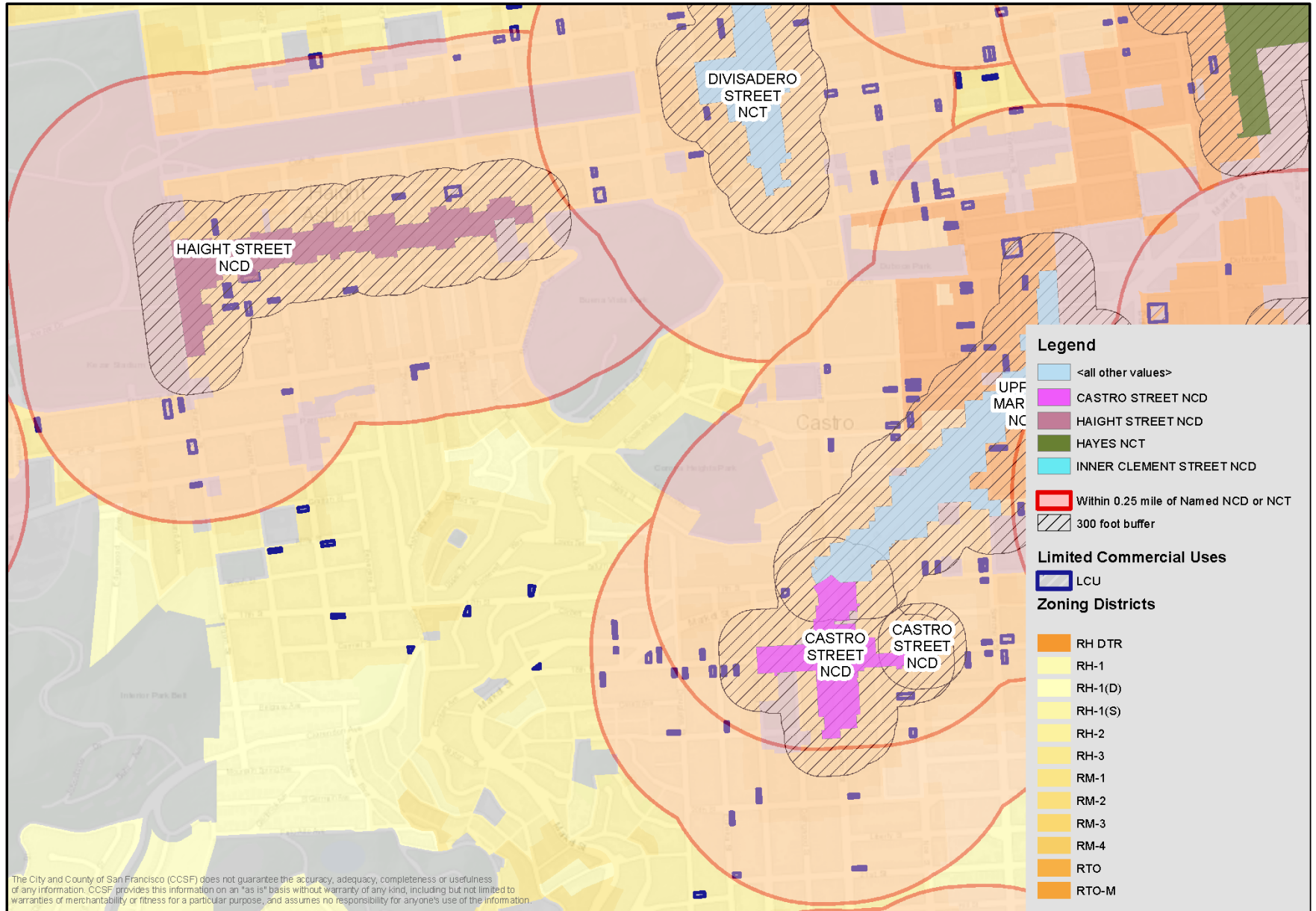
RUD's with Existing 1/4 Mile Buffers & Existing LCU/LCCU's



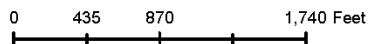
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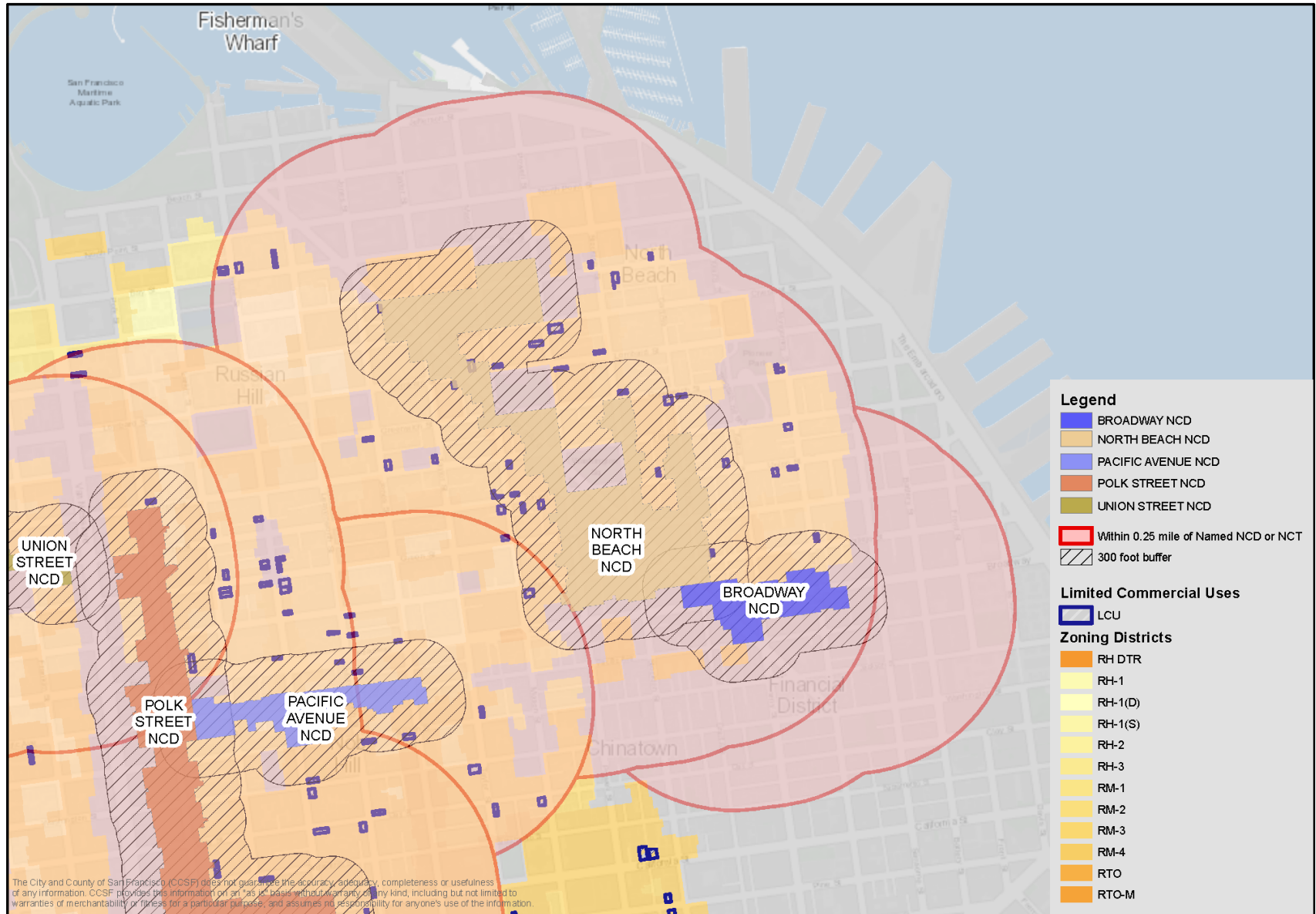
Named NCD's with Existing and Proposed Buffer Zones & Existing LCU/LCCU's



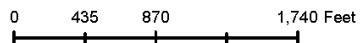
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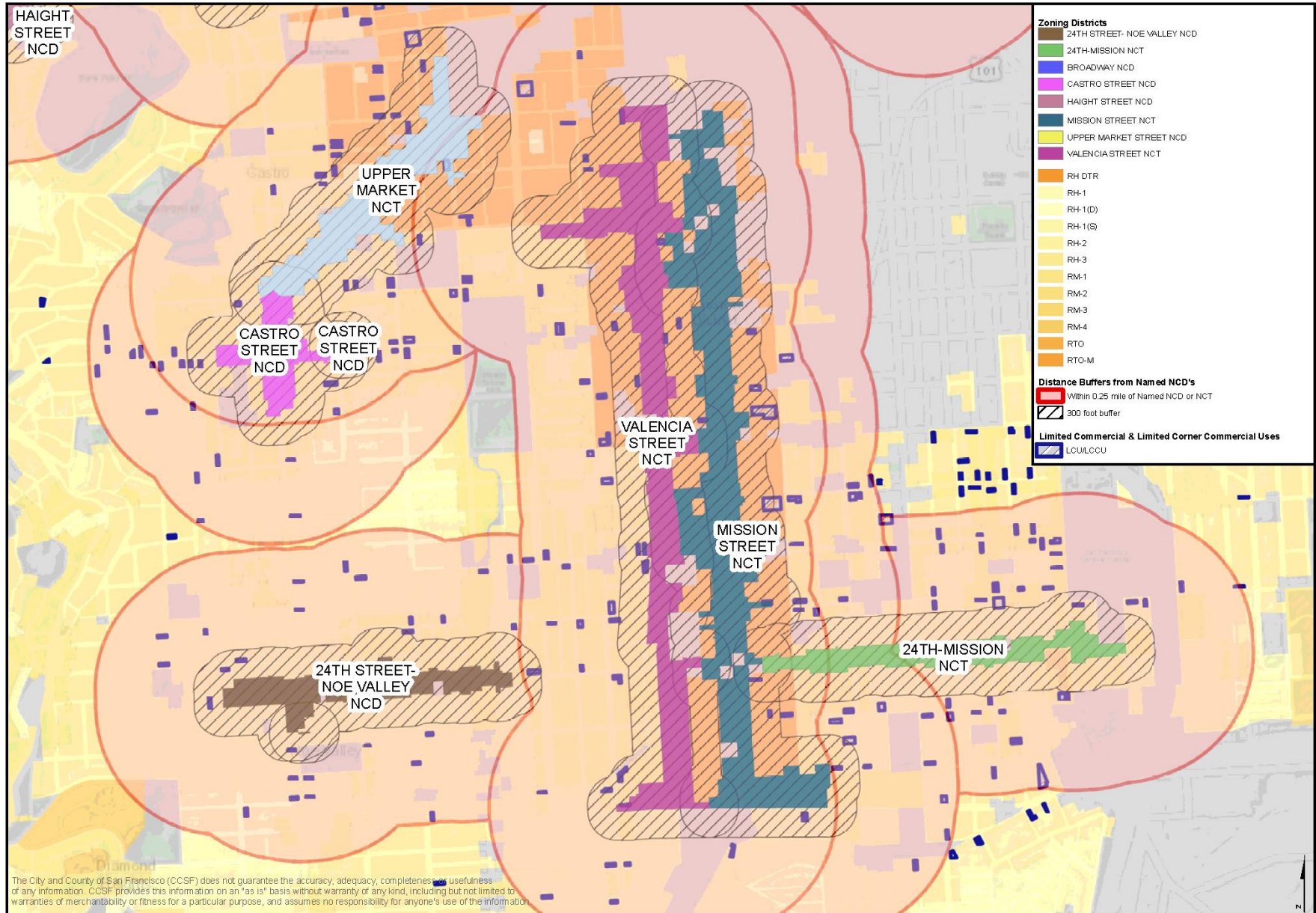
Named NCD's with Existing and Proposed Buffer Zones & Existing LCU/LCCU's



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Named NCD's with Existing and Proposed Buffer Zones & Existing LCU/LCCU's



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0 550 1,100 2,200 Feet

INCREASING OPPORTUNITIES

From the Planning Department's *NC @ 20* report:

Under current Code provisions, [NC-1s, NCU's and LCU's] are subject to a much greater level of scrutiny than perhaps is appropriate.

*Accordingly, **it is recommended that a suitable relaxation of the ¼ mile radius provisions be examined.** While the premise of extending specially tailored land use regulations to close-by areas is sound, the on-the-ground effect of extending multiple, distinct groups of restrictions to a single parcel is questionable.*

INCREASING OPPORTUNITIES

- 2. Increase Opportunities for Retail, Restaurant, and Nightlife Businesses to Fill Vacant Storefronts and Enhance Neighborhood Vibrancy.*
 - Support open air food service in retail, restaurant, and nightlife businesses by aligning local health code with state requirements.
 - **Increase opportunities for arcade uses in retail and nightlife businesses by reducing zoning barriers.**

SUPPORTING ENTERTAINMENT VENUES

3. *Strengthen Existing Live Music Venues and Support New Venues by Reducing Duplicative and Otherwise Burdensome Requirements.*

- Reduce delays and costs for new entertainment businesses by eliminating duplicative inspections.
- **Support all-ages music venues by better aligning requirements for entertainment venues that also operate as restaurants.**

CLARIFYING CODE PROVISIONS

4. *Clarify Ambiguous Planning Code Provisions to Bring Consistency to the Permitting Process for Retail, Restaurants, and Nightlife Businesses.*

- **Save new businesses time and money in navigating the permitting process by clarifying definitions of Restaurant and Bar uses.**
- **Support retail businesses' ability to incorporate food uses by clarifying accessory use provisions of the Planning Code.**

ANTICIPATED AMENDMENTS

- Clarifying amendment for limited corner commercial uses
- Outdoor activity areas and neighborhood notification
- Amusement Game Arcades and General Entertainment zoning

QUESTIONS?