



San Francisco
Planning

Bridget Hicks

Senior Planner

12.12.22

Small Business

Commission

PLANNING TOOLS: GENERAL PLAN

A COMPREHENSIVE
DOCUMENT GUIDING
DECISIONS BY EVERY
CITY AGENCY AND
AFFECTING ALL ASPECTS
OF EVERYDAY LIFE.

COMMERCE AND INDUSTRY



RECREATION AND OPEN SPACE



TRANSPORTATION



URBAN DESIGN



ENVIRONMENTAL PROTECTION



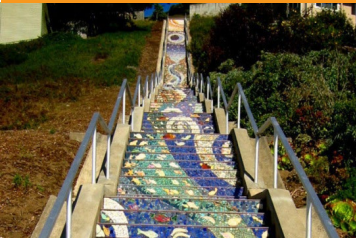
COMMUNITY FACILITIES



COMMUNITY SAFETY



ARTS



AIR QUALITY



HOUSING



AREA PLANS



THE PLANNING DEPARTMENT: DIVISIONS



CURRENT PLANNING

Development assessment, including architectural review, code compliance, interpretation, and enforcement, and aspects of historic preservation.



CITYWIDE PLANNING

Policy development for neighborhoods and the City at-large on topics including transportation, design, land use, and sustainability.



ENVIRONMENTAL PLANNING

Analysis of plans and projects regarding potential environmental impacts on the City and its residents, as required under CEQA.



COMMUNITY EQUITY

Addressing racial and social inequities; engaging with vulnerable communities.



ADMINISTRATION

Finance, human resources, operations, and information technology.

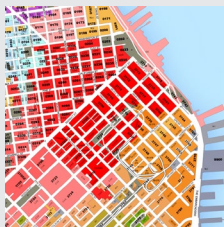


OFFICE OF COMMISSION AFFAIRS

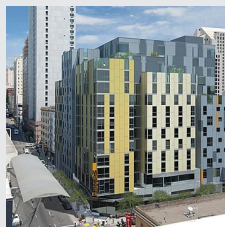
Supports the core functions of the Planning Commission and the Historic Preservation Commission.

PLANNING TOOLS: PLANNING CODE

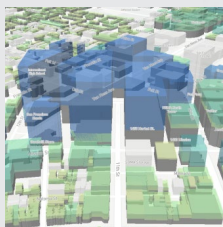
- Specific, objective regulations derived from the General Plan
- 2,000 pages of controls, including:



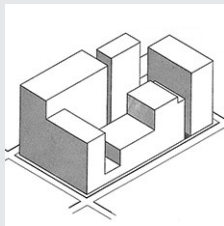
LAND USE



DENSITY



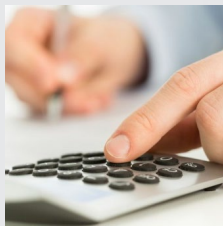
HEIGHT & BULK



BUILDING MASS & SCULPTING

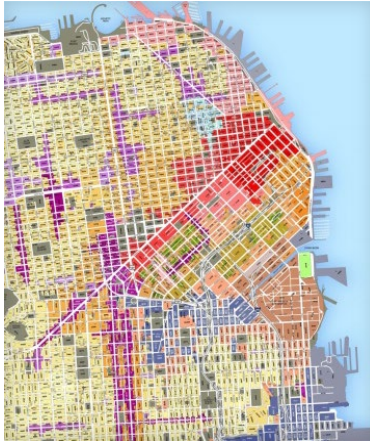


SIGNAGE



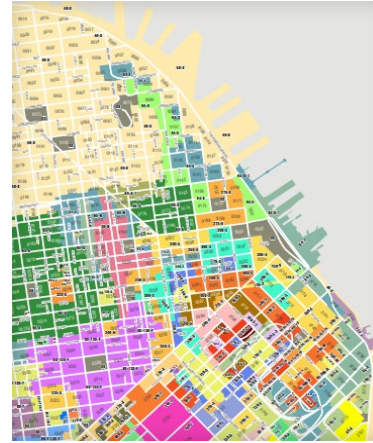
FEES & PROCEDURES

PLANNING TOOLS: ZONING MAPS



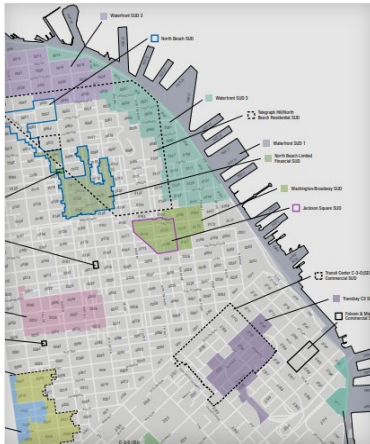
ZONING DISTRICTS

There are over 100 zoning districts in the City.



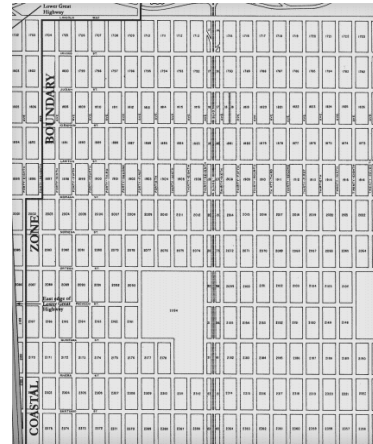
HEIGHT

Most of the City is zoned for 40 feet in height.



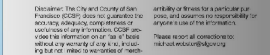
SPECIAL USE DISTRICTS

Overlays that place special restrictions or allowances on specific parcels.



OTHER MAPS

- Preservation Districts
- Coastal Zones
- Special Sign Districts





ZONING CATEGORIES

- Neighborhood Commercial (NC-1)
- Commercial (C-2)
- Residential (RH-1)
- LCU / NCU
- Public (P)
- Mixed Use (WMUG)

Special Use Districts (SUD)



Taraval Street

Restaurant count limits



Mission

Alcoholic Beverage Sale
Limitations



Hayes Valley

Formula Retail prohibitions



North Beach

Size of storefronts



What we regulate

- Size
- Formula Retail
- Hours of Operation
- Use type
- Location (floor)
- Accessory uses
- Storefront Transparency
- Signage

FORMULA RETAIL

11 or more locations worldwide



Standardized Features

- Array of Merchandise
- Trademark
- Servicemark
- Décor
- Color Scheme
- Façade
- Uniform Apparel
- Signage

Definitions

Planning Code Section 102

G

Gas Station. A Retail Automotive Use that provides motor fuels, lubricating oils, air, and water directly into motor vehicles and without providing use is subject to the controls in Sections [202.2\(b\)](#) and [187.1](#).

(Amended by Ord. [188-15](#); see Sec. 102 history [note](#).)

General Entertainment. See Entertainment, General.

General Grocery. See Grocery, General.

Gift Store-Tourist Oriented. A Retail Sales and Service Use that involves the marketing of small art goods, gifts, souvenirs, curios, or novelties.

Grain Elevator. An Industrial Use defined as a storage facility for grain that contains a bucket elevator or a pneumatic conveyor that scoops up grain elevator complex including, but not limited to, receiving and testing offices, weighbridges, and storage facilities.

Grocery, General. A Retail Sales and Services Use that:

- (a) Offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce;
- (b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages);
- (c) May prepare minor amounts of food on site for immediate consumption;
- (d) Markets the majority of its merchandise at retail prices; and
- (e) Shall operate with the specified conditions in Section [202.2\(a\)\(1\)](#).
- (f) Such businesses require Conditional Use authorization for conversion of a General Grocery use greater than 5,000 square feet, pursuant to

(Amended by Ord. [188-15](#); Ord. [129-17](#); see Sec. 102 history [note](#).)

Grocery, Specialty. A Retail Sales and Services Use that:

- (a) Offers specialty food products such as baked goods, pasta, cheese, confections, coffee, meat, seafood, produce, artisanal goods, and other products complementary to the specialty food products;
- (b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages);
- (c) May prepare minor amounts of food on site for immediate consumption off-site with no seating permitted; and
- (d) Markets the majority of its merchandise at retail prices.
- (e) Such businesses that provide food or drink per subsections (b) and (c) above shall operate with the specified conditions in Section [202.2\(a\)](#)

(Amended by Ord. [188-15](#); Ord. [129-17](#); see Sec. 102 history [note](#).)

Green Floor Area. See Floor Area, Green.

Use Permissions

The background of the slide is a photograph of the Golden Gate Bridge in San Francisco. The bridge's iconic orange-red towers and suspension cables are prominent in the foreground. In the background, the San Francisco city skyline is visible, including the Transamerica Pyramid and other high-rise buildings, under a clear blue sky.

NOT
PERMITTED

PRINCIPALLY
PERMITTED

CONDITIONAL
USE {CUA}

ZONING TABLE

NON-RESIDENTIAL USES

Controls by Story

1st

2nd

3rd+

Sales and Service Use Category

Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.3	P(3)	NP	NP
Adult Business	§ 102	NP	NP	NP
Adult Sex Venue	§ 102	NP	NP	NP
Animal Hospital	§ 102	P	P	P
Bar	§§ 102 , 202.2(a)	P(6)	NP	NP
Cannabis Retail	§§ 102 , 202.2(a)	NP(6)	NP(6)	NP
Flexible Retail	§ 102	NP(7)	NP	NP
Gym	§ 102	P	NP	NP

Neighborhood Notification and Input

San Francisco Planning

NOTICE OF PUBLIC HEARING

Hearing Date: **THURSDAY, NOVEMBER 17, 2022**
Time: **Not before 1:00 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place
Room 400 and Remote -
<https://sfplanning.org/remothearings>**
Case Type: **Conditional Use**
Hearing Body: **Planning Commission**

PROJECT INFORMATION

Project Address: **939 Post Street**
Cross Streets: **Hyde Street & Larkin Street**
Block / Lot No.: **0302/025**
Zoning District: **RC-4/80-T**
Special Use Dist.: **North of Market Residential 1**
Record No.: **2022-008002CUA**

APPLICANT INFORMATION

Applicant: **Anne Nickel Cannady**
Company: **Alchemy Springs Partners**
Address: **2407 Harrison Street, #13**
City, State: **San Francisco, CA**
Telephone: **917-557-1872**
Email: **anne@alchemysprings.com**

PROJECT DESCRIPTION

The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 209.3 and 303 to construct a health spa (d.b.a. "Alchemy Springs") at the basement level of the existing commercial building, located within an RC-4 (Residential-Commercial, High Density) zoning district and an 80-T height and bulk district. Approximately 2,706 square feet of the new health spa use will be located inside the 5,750-square-foot basement level of the existing building and is considered a principally permitted Personal Services retail sales and service use. The 2,455-square-foot outdoor portion of the project would encompass the entire rear yard and is classified as an Outdoor Activity Area, which requires a conditional use authorization when not located at the front of the lot within an RC-4 zoning district. This project is reviewed under the Community Business Priority Processing Program (CB3P).

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(b).

ADDITIONAL INFORMATION

Architectural Plans: To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: <https://sfplanning.org/hearings> or by request at the Planning Department office located at 49 South Van Ness Avenue.

For more information, please contact Planning Department staff:
Planner: **Rebecca Salgado** Telephone: **628-652-7322** Email: **rebecca.salgado@sfgov.org**

中文詢問請電

Para información en Español llámame al

Para las impresiones en Tagalog tumawag sa

628.652.7550

Notice of an application for Alteration and Vertical Addition

Project Location & Details:
1274 Sanchez Street

Building Permit Application No. **202204152312**
Block/Lot No. **6553 / 002**
Zoning District: **RH-2 RESIDENTIAL- HOUSE, TWO**
FAMILY

The project at 1274 Sanchez Street proposes to modify the existing building with a Vertical Addition.

Applicant: **Renato Jose**
415-255-7781 **rjose@r-arch.com**
City Planner: **Jeff Horn**
628-652-7366 **Jeffrey.Horn@sfgov.org**



Project Features	Existing	Proposed
Building Use	Residential	No Change
Building Height	29 feet, 8 inches	30 feet, 4 inches
Dwelling Units	1	No Change

You are not required to take any action.

If you believe there are exceptional circumstances, you may request a **public hearing for Discretionary Review** by the response deadline. For information on how to request a public hearing please contact the City Planner or visit sfplanning.org/resource/dr-application.

中文:

該專案位於1274 Sanchez Street 提議修改現有的建築，進行垂直添加。有關此通知的中文信息，請於以下截止日期前致電 628.657.7550，並提供項目地址及項目編號。

Español:
El proyecto en 1274 Sanchez Street propone modificar el edificio existente con un agregado vertical. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

Filipino:
Iminungkahi ng proyektong nasa 1274 Sanchez Street na baguhin ang haryang nang (Vertical Addition). Para sa impormasyon pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin record.

Response Deadline: **[DATE]**

Record No. **2022-004448PRJ**

For more information



PERMITS IN MY NEIGHBORHOOD

Find out about projects happening in your neighborhood.

Use this map if you received a Neighborhood Notification, Notice of Public Hearing, or to follow other permit activity.

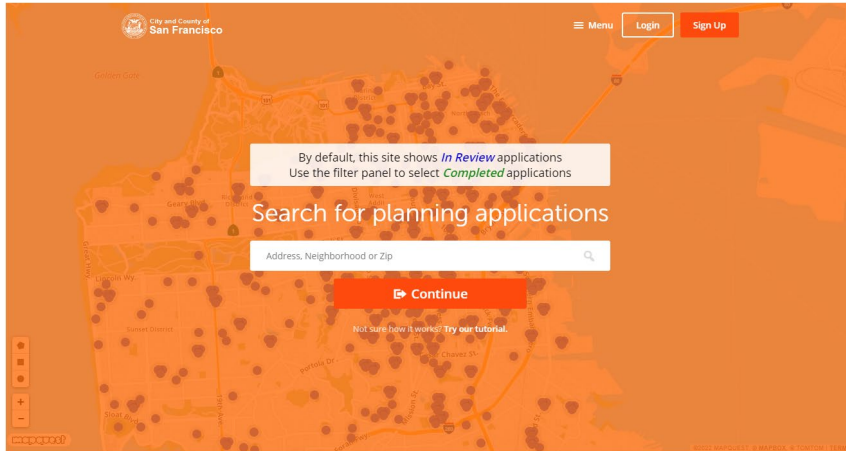
Quick Lookup

1. enter the project or notification address in the "Address, Neighborhood or Zip" field
2. select the address as it appears in the dropdown
3. click the dot(s) to view more details *

Login or Sign Up

- Want to know when new permits are filed in your neighborhood, or receive automated alerts?
[Login or sign up for a free account here.](#)

* Dots are placed in the center of each parcel affected by the application. For larger or area parcels, e.g. Golden Gate Park or the Presidio, move the map to the center of the parcel to see the dot. [View larger map here.](#)



CB3P

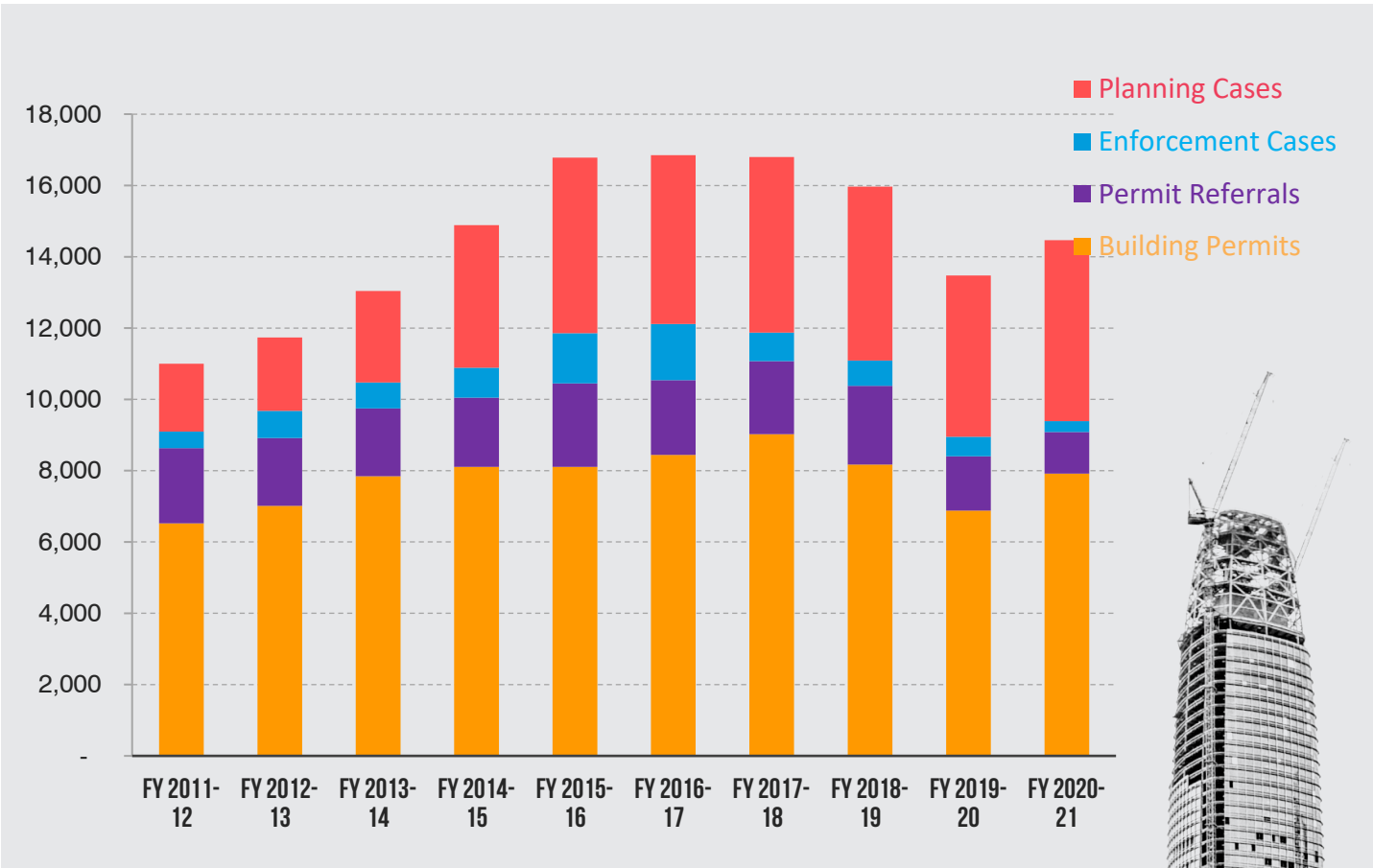
COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

Confirm Compliance with Each Criterion by Checking the Boxes Below

<input type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
<input type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, unless the Formula Retail use has fewer than 20 other establishments.
<input type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input type="checkbox"/>	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input type="checkbox"/>	Nature of Use	<div>The application involves only non-residential uses and does not seek to establish or expand any of the following:<ul style="list-style-type: none">• Tobacco Paraphernalia Establishment• Adult Entertainment Establishment• Fringe Financial Service• Drive-up Facility• Wireless Telecommunications Site ("WTS")• Bar• Nighttime Entertainment• Off-Street parking in excess of that allowed on an as-of-right basis• Non-retail sales and services that is not open to the general public• Is not located within the Calle 24 Special Use District</div>



THE PLANNING DEPARTMENT VOLUME OF WORK



SERVING THE PUBLIC: THE PLANNING COUNTER @ THE PERMIT CENTER

The Planning Counter is the Department's public face, where staff answer zoning questions, intake applications, and approve over-the-counter permits.



49 SOUTH VAN NESS

Centralized one-stop permit center for all building and construction activities. Opened Summer 2020.

SERVING THE PUBLIC: 49 SOUTH VAN NESS AVENUE



A “One-Stop Shop” for permits to provide a better permitting experience to City residents and business owners.

39,000 feet on the 2nd level:
the City's new consolidated Permit Center



DBI, Planning, Fire, Public Works, Public Utilities, Public Health, the Entertainment Commission, the Office of Small Business and seven other City agencies working together under one roof.

THE IMPORTANCE OF SMALL BUSINESS



Small business is the backbone of our economy



They make up 90% of San Francisco businesses



They employ more than half our workforce

SMALL PROCESS INTERVENTIONS

We've made lots of small efforts:

- Expanded the Community Business Priority Processing Program (CB3P)
- Flex retail
- Pop up retail
- Removed 311 for principally permitted uses
- Reduced buffers
- Allowed restaurants to have outdoor dining areas
- Removed restroom requirements for to go only
- Eliminated duplicative inspections



PROPOSITION H/SBRA GOALS



**Streamline
permitting process**





**Fill vacant
storefronts**



**Support arts and
non-profit uses**

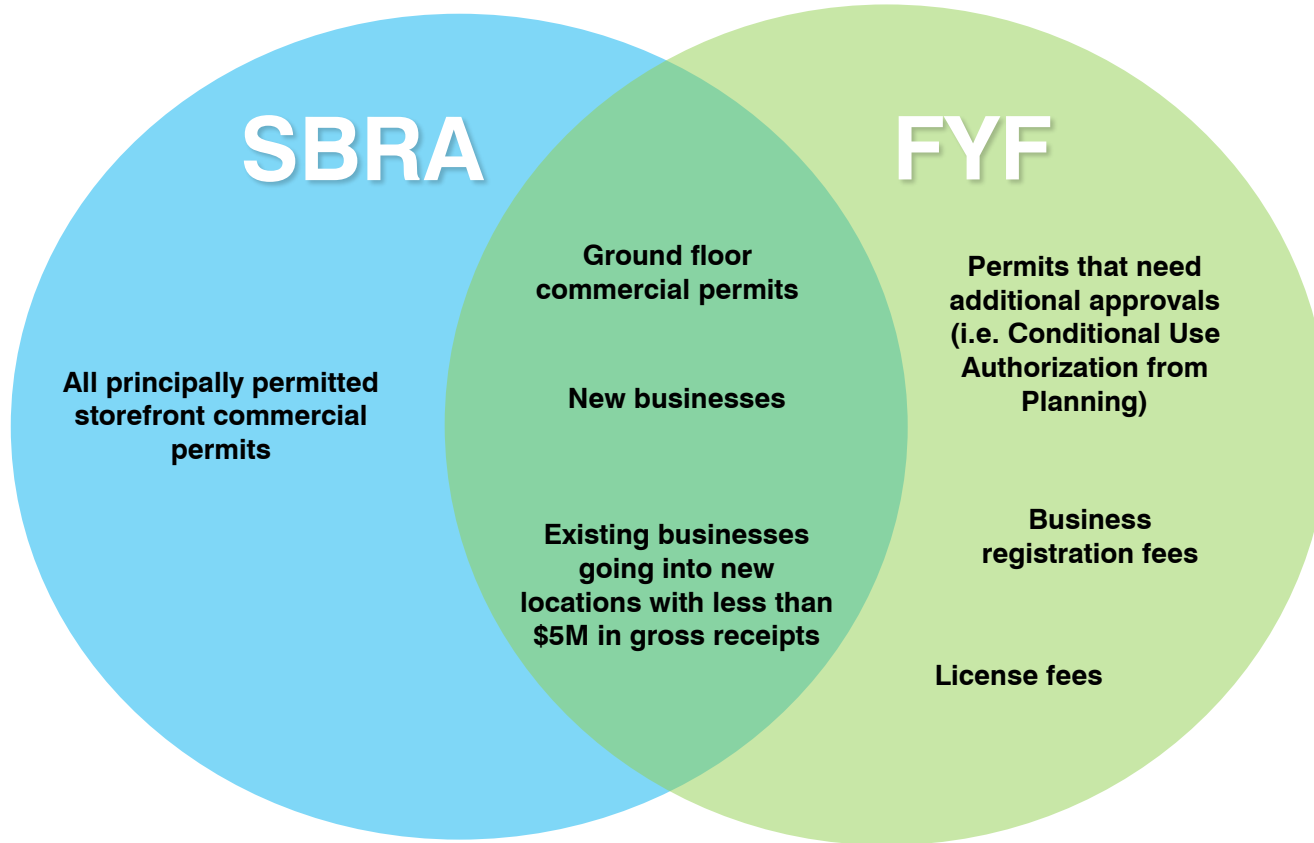
311 NEIGHBORHOOD NOTIFICATION

-  Where principally permitted uses never required 311 notice
-  Where principally permitted uses no longer require 311 notice (Prop H)



Disclaimer: Please use this map as an estimate

FIRST YEAR FREE AND SBRA



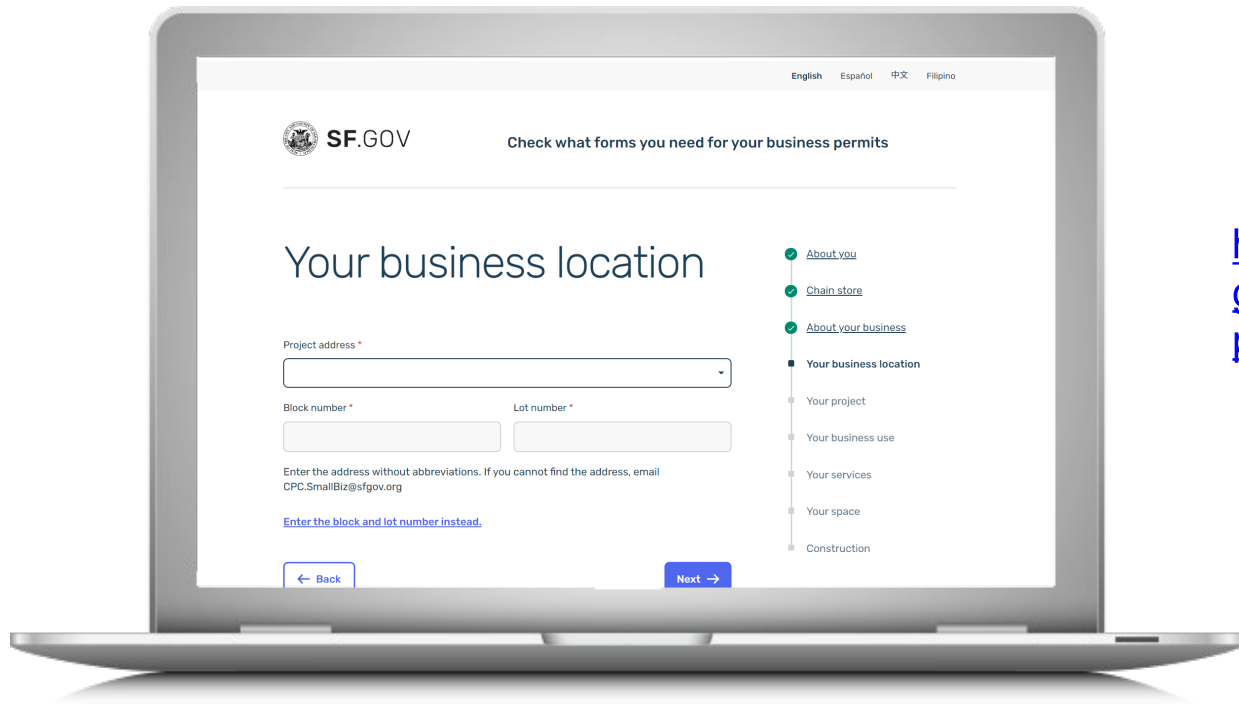
TRADITIONAL PERMITTING PROCESS



SOLUTION: ONE SYSTEM




NEW SERVICE



The laptop screen shows the SF.GOV website with the title 'Check what forms you need for your business permits'. The main heading is 'Your business location'. The form includes a 'Project address' dropdown menu, 'Block number' and 'Lot number' input fields, and a note about address abbreviations. A progress bar on the right lists steps: 'About you', 'Chain store', 'About your business', 'Your business location' (current), 'Your project', 'Your business use', 'Your services', 'Your space', and 'Construction'. Navigation buttons for 'Back' and 'Next' are at the bottom.

English Español 中文 Filipino

 **SF.GOV** Check what forms you need for your business permits

Your business location

Project address *

Block number * Lot number *

Enter the address without abbreviations. If you cannot find the address, email CPC.SmallBiz@sfgov.org

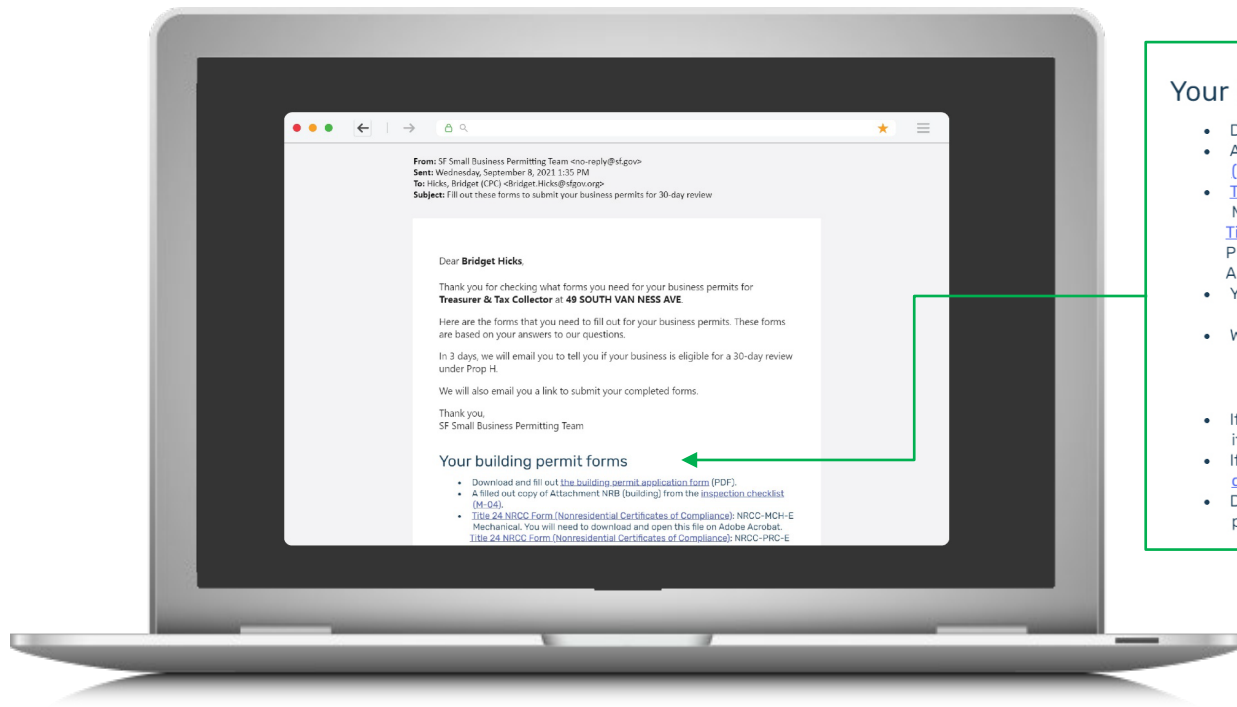
[Enter the block and lot number instead.](#)

← Back Next →

- ✓ [About you](#)
- ✓ [Chain store](#)
- ✓ [About your business](#)
- **Your business location**
- Your project
- Your business use
- Your services
- Your space
- Construction

<https://sf.gov/step-by-step/get-your-small-business-permits-30-day-review>

NEW SERVICE



Your building permit forms

- Download and fill out [the building permit application form](#) (PDF).
- A filled out copy of Attachment NRB (building) from the [inspection checklist \(M-04\)](#).
- [Title 24 NRCC Form \(Nonresidential Certificates of Compliance\)](#): NRCC-MCH-E Mechanical. You will need to download and open this file on Adobe Acrobat.
- [Title 24 NRCC Form \(Nonresidential Certificates of Compliance\)](#): NRCC-PRC-E Process systems. You will need to download and open this file on Adobe Acrobat.
- Your project requires architectural plans.
 - [Follow these instructions to create your building project plans](#).
- With architectural plans include:
 - [Disability Checklist for ADA compliance](#) (PDF)
 - [Title 24 Green Energy form](#)
 - [Plan check application for the Department of Public Health](#) (PDF)
- If you own the property, fill out and sign the [property owner's package](#). Upload it with your forms.
- If you are working with a contractor, they must fill out and sign [the licensed contractor's statement](#). Upload it with your forms.
- Download and fill out [the sign permit form](#) (PDF). You will need to upload plans that [include dimensions and location of sign and signage text](#).

ELECTRONIC PLAN REVIEW

Revu File Edit View Document Batch Tools Window Help

Session: 102103237139 - Prop H ID: 053-544-695 Name: PROP H... [ans_REV1.pdf] Pages: 1

Tool Chest

- My Tools
- Recent Tools
- PLN - General Mar...
- PLN - Stamps, Not...

Subject: ADU

Comments: Approved Christine L. Silva FOR SINGLE FAMILY USE ONLY

LEG: APPROVAL APPLIES TO SPECIFIED WO... VAL. O.

not reviewed by Planning

Route any changes in Building

CHANGE IN NUMBER OF BEDR...

provide site photos

1/2 DCP FEE

DCP FEE

PRT - General Mar...

For D. Jones J. Barnes

APPROVED

Dept. of Building Insp. - San Francisco

April 28, 2021

PROPOSED SINGLE-FAMILY RESID. PLAN, REV1

ADJACENT TENANT

STAR ABOVE

Procedure room 2 (future)

Procedure room 1

HAND SINKS

E.P. SINK

SEWERS (FILLMORE STREET)

1 of 1

73.89%

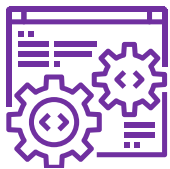
Markups List

Date	Page Label	Author	Color	Comments	Status
4/16/20...	1	Jeffrey Speirs - Planning			

Record Notif... Pendi...

Bridget Hiel Joined

A LOOK AT THE NUMBERS



300+

applicants have
used the portal



39%

identify as women
or LGBTQ+
business owners



**14 days vs.
months**



100%

of permits in the
program are approved
within 30 days



1200+

Businesses have
obtained building
permits this year

Approvals take 14
days on average vs.
previously 6-9 months
at Planning then
another 2 months with
other departments



THANK YOU



San Francisco
Planning

Bridget Hicks
Senior Planner
San Francisco Planning

Bridget.Hicks@sfgov.org
www.sfplanning.org