



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Summary: Interim Zoning Controls Conditional Use Authorization for Restaurants and Storefront Mergers In the Mission Interim Controls Area

<b>Amended Sections:</b>	Various
<b>Case Number:</b>	N/A
<b>Board File/Enactment #:</b>	<a href="#">171290</a> /Pending
<b>Initiated by:</b>	Supervisor Ronen
<b>Effective Date:</b>	January 19, 2018
<b>Expiration Date:</b>	April 19, 2019 or until permanent controls are adopted

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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*). The interim controls are in effect for 15 months 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.

### The Way It Was:

1. The extended 2016 Mission Interim Controls, set to expire on January 14, 2018, required Conditional Use authorization (CU) for changes of use to Restaurant uses but did not establish controls on the resultant Non-Residential Use Sizes from storefront mergers.

### The Way It Is Now:

1. For 15 months as of the effective date, or until the adoption of permanent legislation regulating Restaurant uses and Non-Residential Use Sizes, changes of use to Restaurant uses and storefront mergers resulting in a Non-Residential Use Size 2,000 gross square feet or larger require CU within the Mission Interim Controls Area (*see map below*).

## Mission Interim Controls Area Map



**Boundaries:** Generally, Duboce, 13<sup>th</sup> 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.

### Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=5683067&GUID=AB841E23-FB31-4D8F-9267-AE09291E65AF>