



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Summary:

Allowing an Existing Restaurant to Open a Second Location in the North Beach  
Special Use District

**Amended Sections:** 780.3  
**Case Number:** 2014.0835CT  
**Board File/Enactment #:** 150681/157-15  
**Initiated by:** Supervisor Christensen  
**Effective Date:** 9/5/2015

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The proposed Ordinance allows an existing Restaurant in the North Beach SUD to establish a new Restaurant in the District in a space that was previously occupied by a Basic Neighborhood Sale or Service if the Planning Commission finds that certain criteria are met.

### The Way It Was:

Within the North Beach SUD, a new Restaurant use could not occupy a commercial space that was last occupied by a "Basic Neighborhood Sale or Service", as defined in Planning Code Section 780.3(b).

### The Way It Is Now:

An existing Restaurant in the North Beach SUD may expand to a second location within the District in a space that was previously occupied by a Basic Neighborhood Sale or Service if, in addition to the criteria in Section 303, the Commission finds that:

1. The existing Restaurant has been in continuous operation within the District for at least five years;
2. The proposed second location is a ground-level space of 5,000 square feet or more that has been vacant for at least 15 months;
3. The Restaurant project at the proposed second location will use at least 40 percent of the space for a Basic Neighborhood Sales or Service use;
4. The expansion of the existing Restaurant into a second location is consistent with the General Plan and the eight priority policies of the Planning Code; and
5. The expansion of the existing Restaurant into a second location will provide a net substantial benefit to the District. For purposes of this provision, a "net substantial benefit" means that, on balance, the proposed second location will

provide a desirable new service or addition to the surrounding neighborhood and to the District as a whole and will not conflict with the purpose and intent of Section 780.3.

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=3905225&GUID=10838E0B-CEE6-47F0-98AB-97A17F51EEA6>