
Legislative Review: BOS File No. 250538 – Priority Permit Processing for Commercial Permits
Name: Mayor Lurie
Date Introduced: 5/20/2025
Scheduled for BOS Committee: Land Use and Transportation Committee

Legislative Overview: This ordinance would consolidate two similar priority permit processing programs under the Planning Commission and Planning Department. Currently, the Planning Commission has its version of a priority permit processing program, called the Community Benefit Priority Permit Processing Program (CB3P). The Planning Department also manages a similar codified version. The two programs would be merged into one that is codified.

Legislative Intent:

The key benefit of the priority permit processing programs is to guarantee that a business needing a Conditional Use Authorization from the Planning Commission will have certainty over timing of their hearing – guaranteed to be held within 90 days of a completed and accepted application. The proposed legislation also updates the eligibility requirements to align with the CB3P, including:

1. Allowing businesses from the North Beach Neighborhood Commercial District (NCD), North Beach Special Use District (SUD), and Calle 24 SUD to participate in the priority processing program;
2. Allowing formula retail uses with fewer than 20 locations to participate in the priority processing program; and
3. Disallowing Cannabis Retail uses from priority processing.

Background, Issues, and Considerations

Who benefits from or will be burdened by your proposal (geographically, ethnically, linguistically)?
What are your strategies for advancing racial equity or mitigating unintended consequences?

- The Community Benefit Priority Processing Program assures businesses seeking a Conditional Use Authorization a timely hearing before the Planning Commission. This legislation allows businesses within the North Beach NCD, North Beach SUD, and Calle 24 SUD to benefit from that process.

What was the development process of this proposal? Whose input have you sought out? What feedback did you hear and did you incorporate it into this proposal? If not, why not?

- This legislation was developed in partnership with community/business stakeholders from various merchants association throughout the city. The Planning Department also provided suggestions to simplify the two existing programs into one process with clear requirements and eligibility.

Is this proposal punitive or enforcement based? What are the other alternatives for proactive compliance?

- This proposal is not punitive.

Given the diversity of San Francisco, how would this policy play out in different cultural settings? How does it accommodate cultural norms?

- This legislation does not propose changing zoning; instead it allows more businesses to use the expedited permitting process.