

LEGISLATIVE DIGEST

[Planning Code - Health Services - Ocean Avenue Neighborhood Commercial Transit District]

Ordinance amending the Planning Code to provide that in the Ocean Avenue Neighborhood Commercial Transit District a Health Service Use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Ocean Avenue Neighborhood Commercial Transit (“NCT”) District is located on Ocean Avenue from Howth Street to Manor Drive. The Ocean Avenue NCT District is mixed use, consisting of a predominantly one- and two-story retail district that includes neighborhood-serving commercial uses on lower floors and housing above.

Within the Ocean Avenue NCT, Health Service uses are permitted on the ground floor. A Health Service use includes services provided by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or other health-care professionals. S.F. Planning Code § 102.

Amendments to Current Law

The proposed ordinance would no longer permit Health Service uses on the ground floor in the Ocean Avenue NCT District, and would instead require a conditional use authorization.

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