

File No. 160656

Committee Item No. 2

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date January 9, 2017

Board of Supervisors Meeting

Date January 24, 2017

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 19777</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Small Business Commission Recommendation</u> |
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Completed by: Alisa Somera Date January 6, 2017

Completed by: Alisa Somera 547 Date January 18, 2017

1 [Planning Code - Medical Service Use - Sacramento Street Neighborhood Commercial
2 District]

3 **Ordinance amending the Planning Code to provide that in the Sacramento Street**
4 **Neighborhood Commercial District a Medical Service use, whether Principal or**
5 **Accessory, requires a Conditional Use authorization on the ground story and is**
6 **permitted above the ground story; affirming the Planning Department's determination**
7 **under the California Environmental Quality Act; and making findings of consistency**
8 **with the General Plan, and the eight priority policies of Planning Code, Section 101.1,**
9 **and findings of public necessity, convenience, and welfare under Planning Code,**
10 **Section 302.**

11 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
12 **Additions to Codes** are in single-underline italics Times New Roman font.
13 **Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.
14 **Board amendment additions** are in double-underlined Arial font.
15 **Board amendment deletions** are in ~~strikethrough Arial font~~.
16 **Asterisks (* * * *)** indicate the omission of unchanged Code
17 subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
21 ordinance comply with the California Environmental Quality Act (California Public Resources
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23 Supervisors in File No. 160656 and is incorporated herein by reference. The Board affirms
24 this determination.

25 (b) On November 17, 2016, the Planning Commission, in Resolution No. 19777,
adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. 160656, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that
5 these Planning Code amendments will serve the public necessity, convenience, and welfare
6 for the reasons set forth in Planning Commission Resolution No. 19777 and the Board hereby
7 incorporates such reasons herein by reference. A copy of said Resolution is on file with the
8 Clerk of the Board of Supervisors in File No. 160656, and is incorporated herein by reference.

9
10 Section 2. The Planning Code is hereby amended by revising Sections 703.2 and 724,
11 to read as follows:

12 **SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

13 A #Use is defined in Section 102 of this Code as the specific purpose for which land or a
14 structure property or both building is are legally designed, constructed, arranged, or intended, or for
15 which they are legally used, occupied, maintained, or leased. Whether or not a use is permitted
16 in a specific district is set forth or summarized and cross-referenced in Article 7 of this Code
17 for each district class.

18 * * * *

19 (b) **Use Limitations.** The #Uses permitted in Neighborhood Commercial Districts are
20 either pPrincipal, eConditional, aAccessory, or temporary uses as stated in this Section 703.2,
21 and include those #Uses set forth or summarized and cross-referenced in the zoning control
22 categories as listed in this Code for each district class.

23 * * * *

24 (C) **Accessory Uses.** Except as prohibited in Section 728 and subject
25 to the limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in

1 R and NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and
2 Loading as Accessory Uses) of this Code, a related minor use which is either necessary to the
3 operation or enjoyment of a lawful pPrincipal use or eConditional use, or is appropriate,
4 incidental and subordinate to any such use, shall be permitted as an aAccessory use when
5 located on the same lot. Any use which does not qualify as an aAccessory use shall be
6 classified as a pPrincipal or eConditional use, unless it qualifies as a temporary use under
7 Sections 205 through 205.4 of this Code.

8 No use will be considered accessory to a permitted pPrincipal or eConditional use
9 which involves or requires any of the following:

10 * * * *

11 (ix) A Medical Service use as an Accessory Use in the Sacramento
12 Street Neighborhood Commercial District requires a Conditional Use authorization on the ground
13 story and is permitted above the ground story pursuant to Section 724 of this Code.

14 **SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

15 Located in the Presidio Heights neighborhood in north-central San Francisco, the
16 Sacramento Street Neighborhood Commercial District functions as a small-scale linear
17 shopping area. It extends along Sacramento Street between Lyon and Spruce Streets.
18 Interspersed among residential buildings and garages, the district's daytime-oriented retail
19 stores provide a limited array of convenience goods to the immediate neighborhood.
20 Sacramento Street also has many elegant clothing, accessory, and antique stores and
21 services, such as hair salons, which attract customers from a wider trade area. Its numerous
22 medical and business offices draw clients from throughout the City. Evening activity in the
23 district is limited to one movie theater, a few restaurants, and some stores near Presidio
24 Avenue.

1 The Sacramento Street District controls are designed to promote adequate growth
2 opportunities for development that is compatible with the surrounding low-density residential
3 neighborhood. The building standards monitor large-scale development and protect rear yards
4 at the grade level and above. Most new commercial development is permitted at the first
5 story; general retail uses are permitted at the second story only if such use would not involve
6 conversion of any existing housing units. Special controls are designed to protect existing
7 neighborhood-serving ground-story retail uses. New ~~m~~Medical ~~s~~Service uses, whether Principal
8 or Accessory, require a Conditional Use authorization on the ground story and are permitted above the
9 ground story prohibited at all stories except a change of use is permitted on the first story or below
10 from a business or professional service use to medical service use under certain circumstances.

11 Personal and business services are restricted at the ground story and prohibited on upper
12 stories. Limits on new ground-story eating and drinking uses, as well as new entertainment
13 and financial service uses, are intended to minimize the environmental impacts generated by
14 the growth of such uses. The daytime orientation of the district is encouraged by prohibiting
15 bars and restricting late-night commercial activity. New hotels and parking facilities are limited
16 in scale and operation to minimize disruption to the neighborhood. Most new automobile and
17 drive-up uses are prohibited to promote continuous retail frontage.

18 Housing development in new buildings is encouraged above the second story. Existing
19 residential units are protected by limitations on demolitions and prohibitions of upper-story
20 conversions.

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

* * * *

No.	Zoning Category	§ References	Sacramento Street Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
Retail Sales and Services					

724.51	Medical Service	§ 790.114	# <u>C</u>	<u>P</u>	<u>P</u>

SPECIFIC PROVISIONS FOR THE SACRAMENTO STREET
NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls

§ 724.51	§§ 145.1, 145.1(2)(A), 790.88, 790.108, 790.114	Boundaries: Sacramento Street Neighborhood Commercial District Controls: <i>A Medical Service use requires a Conditional use authorization on the ground story whether it is Principal or Accessory. A business or professional service use may be converted to a medical service use on the first story or below if no residential use or active street frontage is lost.</i>

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

REVISED LEGISLATIVE DIGEST
(Substituted, 11/8/2016)

[Planning Code - Medical Service Use - Sacramento Street Neighborhood Commercial District]

Ordinance amending the Planning Code to provide that in the Sacramento Street Neighborhood Commercial District a Medical 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Planning Code Section 703.2 sets forth the uses that are permitted or not permitted in Neighborhood Commercial Districts as principal, conditional, accessory, or temporary uses. Section 724 establishes the Sacramento Street Neighborhood Commercial District. It prohibits new medical service uses at all stories, except that a business or professional service use may be converted to a medical service use on the first story or below if no residential use or active street frontage is lost.

Amendments to Current Law

Section 724 is amended to provide that medical service uses, whether principal or accessory, require a Conditional Use authorization on the ground story and are permitted above the ground story. The exception that allows conversion of a business or professional service use to a medical service use on the first story or below is deleted. Section 703.2 is amended to conform to the amendment to Section 724.

Background Information

The limited exception that is proposed to be deleted was added to the Planning Code in 2013. Adoption of this ordinance will return to the previous working and allow a medical service use but require a Conditional Use authorization for a medical use on the ground story.

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BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 17, 2016

File No. 160656

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On November 8, 2016, Supervisor Farrell introduced the following substitute legislation:

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This substitute legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Alisa Somera
By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, ou=Planning,
ou=Environmental Planning,
email=joy.navarrete@sf.gov, c=US
Date: 2016.11.29 17:13:13 -0800

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

June 7, 2016

File No. 160656

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones

On May 31, 2016, Supervisor Farrell introduced the following proposed legislation:

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2016.06.24 12:03:13 -07'00'



SAN FRANCISCO PLANNING DEPARTMENT

December 2, 2016

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Farrell
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2016-007705PCA
Medical Service Use in Sacramento Neighborhood Commercial District
Board File No. 160656
Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Farrell:

On November 17, 2016 the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance that would amend Planning Code Sections 703.2, and 724, introduced by Supervisor Farrell. At the hearing the Planning Commission recommended approval of the ordinance.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) (2) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr".

Aaron D. Starr
Manager of Legislative Affairs

cc:
Judy Boyajian, Deputy City Attorney
Kanishka Karunaratne, Aide to Supervisor Farrell
Alisa Somera, Legislative Deputy Director

Attachments :
Planning Commission Resolution
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19777

HEARING DATE: NOVEMBER 17, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Amendments relating to the Sacramento NCD:
Medical Service Uses

Case Number: 2016-007705PCA [Board File No. 160656]

Initiated by: Supervisor Farrell / Introduced May 31, 2016 and June 21, 2016

Staff Contact: Menaka Mohan, Legislative Affairs
menaka.mohan@sfgov.org, 415-575-9141

Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE AMENDING THE PLANNING CODE TO PROVIDE THAT IN THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT A MEDICAL 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, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, on November 8, 2016 Supervisor Farrell introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 160656, which amend the Planning Code to provide that in the Sacramento Street Neighborhood Commercial District a Medical Service use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; and,

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 17, 2016; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors approve the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The closing of a large medical institution (California Pacific Medical Center or CPMC) near the Sacramento Neighborhood Commercial District could provide opportunities along the corridor for future Medical Services.
2. Requiring a Conditional Use authorization on the first floor for Medical Services while at the same time permitting the Medical Services on the second and above story provides a compromise of encouraging active uses on the ground floor and potentially more space for Medical Services above the first story.
3. The proposed ordinance closes a significant loophole and ineffective land use control in the Sacramento Street NCD created by the 2013 legislation, which allowed Business or Professional Service to convert to a Medical Service use.
4. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.2

Promote and attract those economic activities with potential benefit to the City.

The proposed ordinance provides an avenue to attract new Medical Services to the Sacramento NCD.

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The proposed ordinance provides an avenue to attract new Medical Services to the Sacramento NCD while adding additional scrutiny in the form of a Conditional Use authorization for proposed Medical Services on the ground floor.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed Ordinance allows new commercial activity in districts where it once was largely prohibited. This added commercial activity will help maintain a favorable social and cultural climate in San Francisco as it adds to the number of recreational activities available to employees. This enhances San Francisco as a location for firms.

5. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

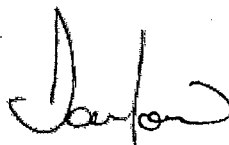
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

6. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 17, 2016



Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards

NOES: None

ABSENT: Johnson

ADOPTED: November 17, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Planning Code Text & Zoning Map Amendment

HEARING DATE: NOVEMBER 17, 2016

EXPIRATION DATE: FEBRUARY 6, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Medical Service Use - Sacramento Street Neighborhood Commercial District

Case Number: 2016-007705PCA [Board File No. 160656]

Initiated by: Supervisor Farrell / Introduced 5/31/16, Reintroduced 11/7/16

Staff Contact: Menaka Mohan, Legislative Affairs
menaka.mohan@sfgov.org, 415-575-9141

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: Recommend Approval

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code to provide that in the Sacramento Street Neighborhood Commercial District a Medical Service use, whether Principal or Accessory, requires Conditional Use (CU) authorization on the ground story and is principally permitted above the ground story;

The Way It Is Now:

1. Within the Sacramento NCD, new Medical Service¹ uses are prohibited at all stories except that a Business or Professional Service use may convert to a Medical Service use on the first story or below if no residential use or active street frontage is lost.
2. Medical Service is permitted as an Accessory Use within all Neighborhood Commercial Districts (NCDs).

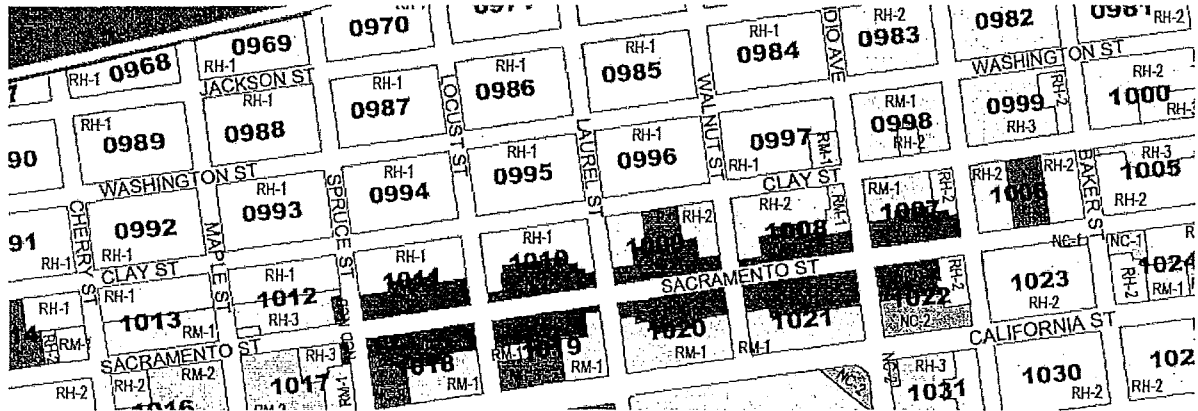
The Way It Would Be:

1. Medical Services on the ground floor and below would now require a CU authorization, and would be principally permitted on the second and above floors.
2. Medical Service as an Accessory Use would require a Conditional Use Authorization on the ground floor or below.

¹Medical Service is defined in Section 790.114 as "A retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals when licensed by a State-sanctioned Board overseeing the provision of medically oriented services. It includes a clinic, primarily providing outpatient care in medical, psychiatric or other health services, and not part of a hospital or medical center."

BACKGROUND

Sacramento NCD



The Sacramento Street NCD runs about five linear blocks along Sacramento Street from Spruce Street east to Lyon Street. It includes lots located on blocks 1007-1012 and blocks 1017-1022.

Established in 1987, the Sacramento Street Neighborhood Commercial District (NCD) is intended to promote growth that is compatible with a low-density residential neighborhood. While most new commercial uses are promoted at the ground floor and below, special controls are in place to preserve existing neighborhood serving retail uses and existing residential uses are protected on all stories. In fact existing residential uses are protected by Planning Code section 317 which requires a hearing for the removal of any residential unit including unauthorized units.

In 2013 legislation was introduced on Sacramento Street NCD that allowed a change of use from a Business or Professional Service to Medical Services use on the first floor or below to allow an existing legally permitted Business Professional Service use to change to a Medical Service. The current ordinance would require Medical Services apply for a CU authorization for the first floor and below, but permit Medical Services on the second and above-if the existing use is not residential. It will also require a Conditional Use Authorization for the Medical Services as Accessory Use on the ground floor or below.

ISSUES AND CONSIDERATIONS

Changes Since Introduction

When it was first introduced in May of this year, this legislation put back in place to the originally NCD controls- not permitting Medical Services on any story; however, after conversations between Supervisor Farrell's Office and local merchant leaders the ordinance was amended to reflect changes and future growth opportunities for the District. For example, California Pacific Medical Center (CPMC) is closing its California Campus, which is directly south of the Sacramento Street NCD. The closing of this large institution could provide opportunities along the corridor for future Medical Services. Requiring CU authorization on the first floor for Medical Services, while at the same time permitting the Medical Services on the second and above story provides a compromise of encouraging active uses on the ground floor and potentially more space for Medical Services above the first story. In general, the Department prefers CU authorization over out-right bans because it allows the Planning Commission to evaluate whether or not a business is necessary or desirable on a case-by-case basis. Furthermore, Medical Services

do not comprise a large number- currently only four percent- of the current uses along the corridor, so an outright ban doesn't seem to make sense.

Note, that although not included in this ordinance, the Planning Department did discuss with the project sponsor the possibility of removing the CUA for Restaurants on the ground floor in the corridor to attract more eating establishments and potentially changing the controls for Business and Personal services.

Existing Business Make-up

A survey conducted by Planning Department staff on August 25, 2016 from Lyon Street to Spruce Street. A planner conducted a walking survey of ground floor business-note that the names were not recorded².

Table 2: Sacramento Street NCD-Business Mix as of August 25, 2016

Business Type	Total	as %	Planning Code Section	Planning Code Definition
Clothing, Accessories	19	17%	790.102	Sales and Service-Other Retail
Personal Service	13	12%	790.116	Service, Personal
Vacant*	12	11%	-	-
Appliance, Home Furnishings	10	9%	790.102	Sales and Service-Other Retail
Business or Professional Service	10	9%	790.108	Service, Business or Professional
Jewelry	6	5%	790.102	Sales and Service-Other Retail
Antiques Shop	5	4%	791.102	Sales and Service-Other Retail
Dry Cleaners, Laundry	5	4%	792.102	Sales and Service-Other Retail
Galleries, Framing	5	4%	793.102	Sales and Service-Other Retail
Medical Service	4	4%	790.114	Service, Medical
Fast Food / Limited Restaurant	3	3%	790.90	Limited Restaurant
Restaurant, Full Service	3	3%	790.91	Restaurant
Fitness / Gym	2	2%	790.116	Service, Personal
Florist	2	2%	790.102	Sales and Service-Other Retail
Mailing Services	2	2%	791.102	Sales and Service-Other Retail
Trade Shop (with Retail Component)	2	2%	792.102	Sales and Service-Other Retail
Variety, Discount	2	2%	793.102	Sales and Service-Other Retail
Auto Repair	1	1%	790.16	Automotive Service
Gifts	1	1%	790.102	Sales and Service-Other Retail
Instructional Services	1	1%	790.116	Service, Personal
Liquor Store	1	1%	790.55	Liquor Store
Other Retail**	2	2%	790.102	Sales and Service-Other Retail

²This is a point in time survey; businesses may have changed since the date of the survey. Only the perceived land use is recorded to align with Planning Code definitions.

School	1	1%	790.50	Institutions, Other Large
Sporting Goods	1	1%	790.102	Sales and Service-Other Retail
TOTALS	113	100%	-	-

*Vacant spaces include those currently undergoing tenant improvement construction **Pet supply store and stroller store

Proposed Accessory Use Controls

The ordinance also proposes to require CU authorization for accessory Medical Service uses in the Sacramento Street NCD. The district is seeing some Medical Service uses come in as accessory uses to an existing or new retail establishment. With these businesses, the accessory use meets limits prescribed in the Code; however, the main focus of the business is not the primary use, but the accessory use. For example, a salon, which is a defined in the Code and a Personal Service use, will add a Botox station. Botox is considered a Medical Service use. Since Botox takes up a small footprint and is related to the primary use, it meets the accessory use controls in the Planning Code. Yet in actuality, the Botox use is the main focus of the store, likely bring in the most customers and revenue. The provision proposed in this Ordinance will close what is a potential loophole around the proposed controls for Medical Services.

Medical Service Uses in Other NCDs

The following table demonstrates how other Neighborhood Commercial Districts govern Medical Services:

Table 1: Medical Services in Neighborhood Commercial Districts

Name	Code Section	Medical Service		
		1 st Story	2 nd Story	3 rd Story
NC-1	710	P	-	-
NC-2	711	P	P	-
NC-3	712	P	P	P
NCS	713	P	P	#
Broadway	714	P	P	-
Castro Street	715	P	P	C
Inner Clement Street	716	P	C	-
Outer Clement Street	717	P	-	-
Upper Fillmore Street	718	P	P	-
Haight Street	719	-	C	-
Hayes-Gough	720	C	P	C
Upper Market Street	721	P	P	C
North Beach	722	P	P	C
Polk Street	723	P	P	-
Sacramento Street	724	#	-	-
Union Street	725	P	P	C
Valencia Street	726	P	C	-
24th Street-Mission	727	P	C	-
24th Street-Noe Valley	728	C	P	-
West Portal Avenue	729	C	P	-
Inner Sunset	730	C	C	-

NCT-3	731	P	P	P
Pacific Avenue	732	C	C	-
Upper Market Street NCT	733	P	P	C
NCT-1	733A	P	-	-
NCT-2	734	P	-	-
SOMA NCT	735	P	P	-
Mission Street NCT	736	P	P	P
Ocean Avenue NCT	737	P	P	-
Glenn Park NCT	738	P	P	-
Noriega Street	739	P	P	-
Irving Street	740	P	P	-
Taraval Street	741	P	P	-
Judah Street	742	P	P	-
Folsom Street	743	P	-	-
Regional Commercial	744	P	-	-
Excelsior Outer Mission Street	745	P	P	P
Divisadero Street NCT	746	P	P	-
Fillmore Street NCT	747	P	P	P
Japan NCD	748	C	P	P

As the table demonstrates, Medical Services are governed differently depending on the NCD- the proposed changes to Medical Services in the Sacramento NCD are not unique or overly prohibitive as compared to other districts.

RECOMMENDATION

The Department recommends that the Commission recommend *approval* the proposed Ordinance and adopt the attached Draft Resolution to that effect:

BASIS FOR RECOMMENDATION

The Department supports the goals of this ordinance because it provides a path for Medical Services that is not overly restrictive and provides enough oversight on the ground floor by requiring CU authorization. Recognizing that the neighborhood is losing a large Institution (CPMC) proving more spaces for Medical Services could be beneficial. Further, the proposed ordinance closes a significant loophole and ineffective land use control in the Sacramento Street NCD created by the 2013 legislation, which allowed Business or Professional Service to convert to a Medical Service use.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

IMPLEMENTATION

The Department determined that this ordinance will not impact our current implementation procedures.

ENVIRONMENTAL REVIEW

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

PUBLIC COMMENT

As of the date of this report, the Planning Department has spoken to Traci Teraoke who manages the Sacramento Street Merchants website. She provided her own mix of business of the Sacramento NCD which is provided as Exhibit B.

RECOMMENDATION: Recommendation of Approval

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Business Mix of Sacramento Street provided by Traci Teraoke
- Exhibit C: Board of Supervisors File No. 160656



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

October 5, 2016

Ms. Angela Calvillo, Clerk of the Board
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: BOS File No. 160656 [Planning Code - Medical Service Use - Sacramento Street Neighborhood Commercial District]

Small Business Commission Recommendation to the Board of Supervisors: **Approval**

Dear Ms. Calvillo,

On July 25, 2016, the Small Business Commission voted unanimously (6-0, 1 absent) to recommend that the Board of Supervisors approve BOS File No. 160656.

The Sacramento Street Neighborhood Commercial district is a small-scale shopping area. It is a daytime-oriented retail area which provides an array of convenience goods to the area as well as many clothing, accessory, and antique stores. The NCD also contains services, such as hair salons.

The Commerce and Industry Element of the General Plan (Policy 6.1) sets forth the following guidelines pertaining to neighborhood commerce:

- "In small-scale districts with limited amounts of commercial space, priority should be given to retail stores and services which primarily serve the needs of nearby residents."
- "If locating at the ground story, the use should contribute to an active retail frontage."

Medical services on the ground floor reduce store frontage and draw less foot traffic than certain other uses. There is presently a loophole that facilitates the creation of additional medical services establishments in this district, through conversion from business/professional use to medical services use. This legislation closes that loophole. Although the Small Business Commission has in the past expressed reservations about applying blanket prohibitions on specific uses, it supports this legislation. The growth of first-floor medical services in the neighborhood commercial district would necessarily diminish the space available for active retail frontage.

Thank you for considering the Commission's comments. Please feel free to contact me should you have any questions.

Sincerely,



Regina Dick-Endrizzi
Director, Office of Small Business

cc: Mark Farrell, Board of Supervisors
Kanishka Karunaratne, Office of Supervisor Mark Farrell
Nicole Elliott, Mayor's Office
Lisa Pagan, Office of Economic and Workforce Development
Alisa Somera, Land Use & Transportation Committee

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 17, 2016

File No. 160656

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On November 8, 2016, Supervisor Farrell introduced the following substitute legislation:

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This substitute legislation is being transmitted to you for environmental review.

Angela Galvillo, Clerk of the Board

Alisa Somera
By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 17, 2016

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

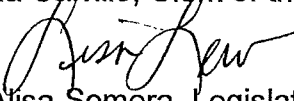
On November 8, 2016, Supervisor Farrell introduced the following substitute legislation:

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

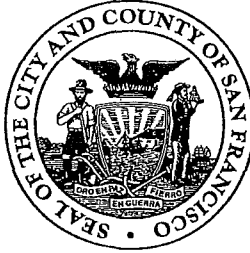
The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

for By:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Acting Environmental Review Officer
- AnMarie Rodgers, Senior Policy Advisor
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: *ell*
fr Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: November 17, 2016

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

- No Comment
- Recommendation Attached

571
Chairperson, Small Business Commission

c: Menaka Mahajan, Small Business Commission

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

June 7, 2016

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On May 31, 2016, Supervisor Farrell introduced the following legislation:

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator

Sarah Jones, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

June 7, 2016

File No. 160656

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones

On May 31, 2016, Supervisor Farrell introduced the following proposed legislation:

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

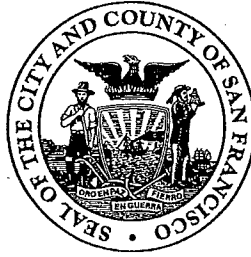
A handwritten signature in cursive script, appearing to read "A Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

DATE: June 7, 2016

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 160656

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

576
Chairperson, Small Business Commission

1 [Approval of a 30-Day Extension for Planning Commission Review of Medical Service Use in
2 the Sacramento Street Neighborhood Commercial District (File No. 160656)]

3 **Resolution extending by 30 days the prescribed time within which the Planning**
4 **Commission may render its decision on an Ordinance (File No. 160656) amending the**
5 **Planning Code to prohibit a change of use from a business or professional service use**
6 **to a medical service use on the first floor or below in the Sacramento Street**
7 **Neighborhood Commercial District; affirming the Planning Department's determination**
8 **under the California Environmental Quality Act; and making findings of consistency**
9 **with the General Plan, Planning Code, Section 302, and the eight priority policies of**
10 **Planning Code, Section 101.1.**

11
12 WHEREAS, On May 31, 2016, Supervisor Farrell introduced legislation amending the
13 Planning Code to prohibit a change of use from a business or professional service use to a
14 medical service use on the first floor or below in the Sacramento Street Neighborhood
15 Commercial District; affirming the Planning Department's determination under the California
16 Environmental Quality Act; and making findings of consistency with the General Plan,
17 Planning Code, Section 302; and

18 WHEREAS, On or about June 7, 2016, the Clerk of the Board of Supervisors referred
19 the proposed ordinance to the Planning Commission; and

20 WHEREAS, The Planning Commission shall, in accordance with Planning Code
21 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date
22 of referral of the proposed amendment or modification by the Board to the Commission; and

23 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to
24 constitute disapproval; and

25

1 WHEREAS, The Board, in accordance with Planning Code Section 306.4(d) may, by
2 Resolution, extend the prescribed time within which the Planning Commission is to render its
3 decision on proposed amendments to the Planning Code that the Board of Supervisors
4 initiates; and

5 WHEREAS, Supervisor Farrell has requested additional time for the Planning
6 Commission to review the proposed Ordinance; and

7 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning
8 Commission additional time to review the proposed Ordinance and render its decision; now,
9 therefore, be it

10 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
11 within which the Planning Commission may render its decision on the proposed Ordinance for
12 approximately 30 additional days, until October 5, 2016.



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 160724

Date Passed: June 28, 2016

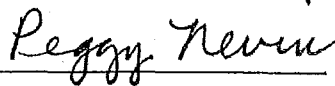
Resolution extending by 30 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 160656) amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code, Section 302, and the eight priority policies of Planning Code, Section 101.1.

June 28, 2016 Board of Supervisors - ADOPTED

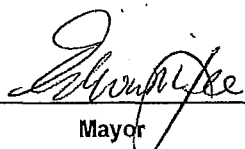
Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160724

I hereby certify that the foregoing Resolution was ADOPTED on 6/28/2016 by the Board of Supervisors of the City and County of San Francisco.



for Angela Calvillo
Clerk of the Board



Mayor

7/6/16

Date Approved

Print Form

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

Introduction Form

By a Member of the Board of Supervisors or the Mayor 2016 NOV -8 PM 1:56

BY BZ Time stamp or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [160656]
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Mark Farrell

Subject:

Planning Code - Medical Service Use in Sacramento Street Neighborhood Commercial District

The text is listed below or attached:

Ordinance amending the Planning Code to provide that in the Sacramento Street Neighborhood Commercial District a Medical 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, and findings of public necessity, convenience, and welfare under Planning Code Section 302.

Signature of Sponsoring Supervisor: Mark S. Farrell

For Clerk's Use Only:

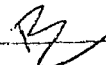
Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY 31 PM 4:26

BY  Time stamp or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor inquires"
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- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

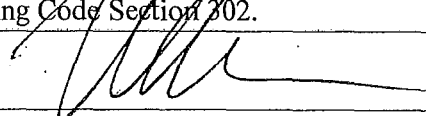
Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Subject:

The text is listed below or attached:

Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District; 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, and findings of public necessity, convenience, and welfare under Planning Code Section 302.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

