

[Planning Code - Health Service Uses and Reproductive Health Clinics in the Mixed Use-Office District]

Ordinance amending the Planning Code to eliminate retail use size limits on Health Service Uses and Reproductive Health Clinics in the MUO (“Mixed Use-Office”) District east of 7th Street; eliminating retail ratio limits in the MUO District east of 7th Street; 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

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

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

Section 1. Land Use and Environmental Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 250099 and is incorporated herein by reference. The Board affirms this determination.

(b) On April 17, 2025, the Planning Commission, in Resolution No. 21728, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the

1 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
2 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
3 Board of Supervisors in File No. 250099, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
5 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
6 Commission Resolution No. 21728, and incorporates such reasons by this reference thereto.
7 A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
8 No. 250099.

9
10 Section 2. Background and General Findings.

11 (a) The MUO ("Mixed Use Office") is a noncontiguous zoning district located in the
12 South of Market Area. There are two clusters of parcels within the MUO District: one cluster
13 west of 7th Street and the second cluster located around 2nd and 4th Streets. The needs and
14 conditions for these two clusters are distinct. The 7th Street cluster contains a high
15 concentration of social service providers and hotels with fewer office and retail uses. The 2nd
16 and 4th Street cluster is at the crossroads of Downtown, South Beach, South Park, and The
17 Embarcadero—neighborhoods with dense housing, office uses, commercial uses, and easy
18 access for both transit and cars. The 2nd and 4th Street cluster also borders many
19 established medical uses in Mission Bay, making it an ideal location for Health Service Uses
20 and Reproductive Health Clinics. To that end, this ordinance eliminates retail use size limits
21 for Health Service Uses and Reproductive Health Clinics in the MUO District east of 7th
22 Street. Reproductive Health Clinics were formerly classified as Health Service Uses prior to
23 the passage of Proposition O in November 2024. Proposition O principally permitted
24 Reproductive Health Clinics citywide, and this ordinance further implements the goals of that
25 proposition.

1 (b) This ordinance also eliminates retail ratio requirements for parcels in the MUO
2 District east of 7th Street. The goal of the retail ratio requirement is to ensure that the MUO
3 District is primarily composed of offices and housing by requiring that larger retail uses be built
4 in conjunction with offices or housing. Over time, the MUO District east of 7th Street has been
5 developed with a healthy mix of office and housing. Moreover, the office and commercial real
6 estate market has changed drastically since 2020. Therefore, the retail ratio control is no
7 longer needed east of 7th Street.

8
9 Section 23. Articles 1.2 and 8 of the Planning Code are hereby amended by revising
10 Sections 121.6 and 832, to read as follows:

11
12 **SEC. 121.6. LARGE-SCALE RETAIL USES.**

13 Notwithstanding any other provision of this Code, establishment of a single retail use in
14 excess of 50,000 gross square feet in any zoning district other than the C-3 Zoning Districts
15 shall require conditional use authorization pursuant to Section 303 unless such use already is
16 prohibited. This Section 121.6 shall apply to the establishment of a new use and the
17 expansion of an existing use. For purposes of this Section, “single retail use” shall include,
18 except for Hotels and Motels, all Retail Sales and Service Uses listed in Section 102 and retail
19 uses identified in Article 8 of this Code. This Section shall not apply to Health Service Uses and
20 Reproductive Health Clinics located in the MUO District east of 7th Street.

21
22 **SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.**

23 * * * *

Table 832	
MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE	

Zoning Category	§ References	Mixed Use-Office District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Use Size Limits	§ 121.6	C required for single retail use over 50,000 gross square feet. Single Retail Uses in excess of 120,000 gross square feet are NP. <u>(6)</u>
* * * *		
Sales and Service Category		
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(4) <u>(6)</u>
* * * *		

* Not listed below

* * * *

(4) In the MUO District west of 7th Street, P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1. CU requirements for individual uses still apply. The ratio requirement in this footnote 4 shall not apply in the MUO District east of 7th Street.

* * * *

(6) The use size limits in Section 121.6 and the use size and ratio requirements in footnote 4 of this Table 832 shall not apply to Health Service Uses and Reproductive Health Clinics located in the MUO District east of 7th Street.

1 Section 34. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 Section 45. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10 additions, and Board amendment deletions in accordance with the "Note" that appears under
11 the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DAVID CHIU, City Attorney

15 By: /s/
16 GIULIA GUALCO-NELSON
 Deputy City Attorney

17 n:\legana\as2025\2500175\01842389.docx
18
19
20
21
22
23
24
25