

BOARD of SUPERVISORS



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## MEMORANDUM

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Date: December 6, 2023  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 231225  
Planning Code - Tobacco Paraphernalia Establishments in North of Market Special Use District

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- California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - Ordinance / Resolution
  - Ballot Measure
  
- Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - General Plan     Planning Code, Section 101.1     Planning Code, Section 302
  
- Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
  
- General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
  
- Historic Preservation Commission
  - Landmark (*Planning Code, Section 1004.3*)
  - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - Mills Act Contract (*Government Code, Section 50280*)
  - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

1 [Planning Code - Tobacco Paraphernalia Establishments in North of Market Special Use  
2 District]

3 **Ordinance amending the Planning Code to require in the North of Market Special Use**  
4 **District (SUD) that Tobacco Paraphernalia Establishments where any Tobacco**  
5 **Paraphernalia is sold, delivered, distributed, furnished, or marketed obtain conditional**  
6 **use authorization, and to establish that after 18 months of non-use a legal non-**  
7 **conforming Tobacco Paraphernalia Establishment in the SUD will be deemed**  
8 **abandoned, preventing its restoration except as a new Tobacco Paraphernalia**  
9 **Establishment; and affirming the Planning Department’s determination under the**  
10 **California Environmental Quality Act, making findings of consistency with the General**  
11 **Plan, and the eight priority policies of Planning Code, Section 101.1, and making**  
12 **findings of public necessity, convenience, and welfare pursuant to Planning Code,**  
13 **Section 302.**

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

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

23 Section 1. Environmental and Land Use Findings.

24 (a) The Planning Department has determined that the actions contemplated in this  
25 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

1 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
2 determination.

3 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
5 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
6 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
7 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

8 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
9 amendments will serve the public necessity, convenience, and welfare for the reasons set  
10 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates such  
11 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of  
12 Supervisors in File No. \_\_\_\_\_.

13

14 Section 2. Articles 1 and 2 of the Planning Code are hereby amended by revising  
15 Sections 102, 209.3, 210.2, and 249.5, to read as follows:

16

17 **SEC. 102. DEFINITIONS.**

18

\* \* \* \*

19

20 ***Tobacco Paraphernalia Establishment.*** A Retail Sales and Service Use where more  
21 than 10% of the square footage of Occupied Floor Area, as defined in Section 102, or more  
22 than 10 linear feet of display area projected to the floor, whichever is less, is dedicated to the  
23 sale, distribution, delivery, furnishing, or marketing of Tobacco Paraphernalia from one person  
24 to another. For purposes of Sections 249.5, 719, and 723 of this Code, however, Tobacco  
25 Paraphernalia Establishments shall mean retail uses where any Tobacco Paraphernalia is  
sold, distributed, delivered, furnished, or marketed from one person to another. "Tobacco

1 Paraphernalia” means paraphernalia, devices, or instruments that are designed or  
 2 manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of  
 3 tobacco, products prepared from tobacco, or controlled substances as defined in California  
 4 Health and Safety Code Sections 11054, et seq. “Tobacco Paraphernalia” does not include  
 5 lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco,  
 6 cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by  
 7 existing law. Cannabis Retail Uses as defined in Section 102, Temporary Cannabis Retail  
 8 Uses as defined in Section 205.2, and Medical Cannabis Dispensary Uses as defined in  
 9 Section 102 are not Tobacco Paraphernalia Establishments.

10 \* \* \* \*

11  
 12 **SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.**

13 \* \* \* \*

14 **Table 209.3**

15 **ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS**

Zoning Category	§ References	RC-3	RC-4
* * * *			
<b>NON-RESIDENTIAL STANDARDS AND USES</b>			
* * * *			
<b>Sales and Service Category</b>			
* * * *			
Tobacco Paraphernalia <i>Store Establishment</i>	§ 102	C (6)	C <u>(2)</u> (6)
* * * *			

23  
 24 \* \* \* \*

(2) ~~{Note Deleted}~~ TOBACCO PARAPHERNALIA ESTABLISHMENTS IN THE NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT – A special definition of “Tobacco Paraphernalia Establishments” set forth in Section 102 applies to parcels in the North of Market Residential Special Use District (Sec. 249.5). Additionally, a legal non-conforming Tobacco Paraphernalia Establishment in the North of Market Residential Special Use District is deemed abandoned after 18 months of non-use.

\* \* \* \*

(6) NP above the second floor.

\* \* \* \*

**SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.**

\* \* \* \*

**Table 210.2**

**ZONING CONTROL TABLE FOR C-3 DISTRICTS**

Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G	C-3-S
* * * *						
<b>NON-RESIDENTIAL STANDARDS AND USES</b>						
* * * *						
<b>Sales and Service Category</b>						
* * * *						
Tobacco Paraphernalia Store Establishment	§ 102	C	C	C	C(11)	C
* * * *						

\* \* \* \*

(10) C on the 2nd floor and above, except that a Massage Establishment located on the 2nd floor or above accessory to a Hotel, Personal Service or Health Service is P.

1           (11) TOBACCO PARAPHERNALIA ESTABLISHMENTS IN THE NORTH OF MARKET  
2           RESIDENTIAL SPECIAL USE DISTRICT – A special definition of “Tobacco Paraphernalia  
3           Establishments” set forth in Section 102 applies to parcels in the North of Market Residential Special  
4           Use District (Sec. 249.5). Additionally, a legal non-conforming Tobacco Paraphernalia Establishment  
5           in the North of Market Residential Special Use District is deemed abandoned after 18 months of non-  
6           use.

7  
8           **SEC. 249.5. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.**

9           \* \* \* \*

10           (e) **Fringe Financial Services.** In addition to all other applicable controls set forth in  
11 this Code, properties in the North of Market Residential Special Use District are within the  
12 Fringe Financial Service Restricted Use District established by Section 249.35 and are subject  
13 to the controls and exemptions set forth in Section 249.35.

14           (f) **Tobacco Paraphernalia Establishments.** A special definition of “Tobacco Paraphernalia  
15 Establishments” applicable to the North of Market Residential Special Use District is set forth in  
16 Section 102. Zoning controls for Tobacco Paraphernalia Establishments are set forth in other Sections  
17 of this Code. In the North of Market Residential Special Use District, a legal non-conforming Tobacco  
18 Paraphernalia Establishment shall be deemed abandoned after 18 months of non-use.

19  
20           Section 3. Effective Date. This ordinance shall become effective 30 days after  
21 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
22 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
23 of Supervisors overrides the Mayor’s veto of the ordinance.

1           Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the “Note” that appears under  
6 the official title of the ordinance. The number “10” in Footnote 10 of Table 210.2 of the  
7 Planning Code has been reproduced with font indicating an addition to the Code, to correct a  
8 prior numbering error.

9

10 APPROVED AS TO FORM:  
11 DAVID CHIU, City Attorney

12 By: /s/ HEATHER GOODMAN  
13 HEATHER GOODMAN  
14 Deputy City Attorney

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**LEGISLATIVE DIGEST**

[Planning Code - Tobacco Paraphernalia Establishments in North of Market Special Use District]

**Ordinance amending the Planning Code to require in the North of Market Special Use District (SUD) that Tobacco Paraphernalia Establishments where any Tobacco Paraphernalia is sold, delivered, distributed, furnished, or marketed obtain conditional use authorization, and to establish that after 18 months of non-use a legal non-conforming Tobacco Paraphernalia Establishment in the SUD will be deemed abandoned, preventing its restoration except as a new Tobacco Paraphernalia Establishment; and affirming the Planning Department’s determination under the California Environmental Quality Act, 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**

Existing Law

The Planning Code defines a Tobacco Paraphernalia Establishment as a business where more than 10% of the square footage of Occupied Floor Area or more than 10 linear feet of display area is dedicated to selling Tobacco Paraphernalia, including pipes or other devices for smoking. The Planning Code also includes a special definition for Tobacco Paraphernalia Establishments applicable in the Polk Street and Haight Street NCDs, such that businesses are regulated as Tobacco Paraphernalia Establishments if they sell any Tobacco Paraphernalia. Tobacco Paraphernalia Establishments, as defined, are conditionally permitted in the Downtown General Commercial (C-3-G) and Residential-Commercial High Density (RC-4) zoning districts, the zoning districts underlying the North of Market Residential Special Use District (SUD).

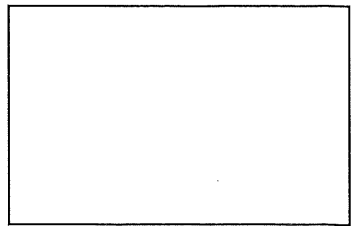
Amendments to Current Law

This ordinance extends the special definition of Tobacco Paraphernalia Establishments currently applicable only to the Polk and Haight Street NCDs to the North of Market SUD. This will require any new business that sells any Tobacco Paraphernalia in the North of Market SUD to obtain conditional use authorization. The ordinance also establishes that a legal non-conforming Tobacco Paraphernalia Establishment in the North of Market SUD shall be deemed abandoned after 18 months of non-use.



## Introduction Form

*(by a Member of the Board of Supervisors or the Mayor)*



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

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor \_\_\_\_\_ inquires..."
- 5. City Attorney Request
- 6. Call File No. \_\_\_\_\_ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. \_\_\_\_\_
- 9. Reactivate File No. \_\_\_\_\_
- 10. Topic submitted for Mayoral Appearance before the Board on \_\_\_\_\_

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission       Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes                       No

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

Sponsor(s):

Supervisor Dean Preston

Subject:

Planning Code - Tobacco Paraphernalia Establishments in North of Market SUD

Long Title or text listed:

Ordinance amending the Planning Code to require in the North of Market Special Use District (SUD) that Tobacco Paraphernalia Establishments where any Tobacco Paraphernalia is sold, delivered, distributed, furnished, or marketed obtain conditional use authorization, and to establish that after 18 months of non-use a legal non-conforming Tobacco Paraphernalia Establishment in the SUD will be deemed abandoned, preventing its restoration except as a new Tobacco Paraphernalia Establishment; and affirming the Planning Department's determination under the California Environmental Quality Act, 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.

Signature of Sponsoring Supervisor: 