



Via E-mail Only

MEMORANDUM

Date: January 10, 2025
To: Land Use Committee, Board of Supervisors
From: Dr. Lillie Mosaddegh.
Re: Request for Text Amendment to the Planning Code:
For A West Portal Lot

Background Information

I am Dr. Lillie Mosaddegh and I am an ophthalmologist with a practice in the West Portal Neighborhood Commercial District for the last 26 years. Please see my attached CV. I am writing to ask you to support the proposed change in the Planning Code. I purchased the vacant building at 297-299 West Portal over a year ago. I currently have a 1100 square feet- medical use nearby at 380 West Portal. I need to relocate as my lease expired last year and my landlord decided to lease to some other business. For all my duration of my practice in the current small space, my senior citizen clients had to go to the Union Square office for their pre-cataract testing. This has been a great inconvenience for them and in fact, some of them have delayed their very much needed surgeries because of that. Their decreased visual acuity puts them at risk of falling without the needed vision corrective surgeries. The current small space cannot accommodate all the technologies needed for the vision services needed for the patients in this neighborhood. To use this currently vacant space to serve the medical needs of the neighborhood is a positive addition to the West Portal commercial district. This neighborhood is very dear to my heart as I raised my family in this neighborhood after finishing my residency at CPMC 26 years ago.

I purchased the building for medical use after a meeting with the Planning Department, at which time we asked if the proposed use would be allowed. The Planner who attended and responded to that question in an email mistakenly mentioned that the use was allowed. The planner did not appear to understand the proposal, or perhaps the project description we gave to him was too vague. As a result of the miscommunication, we purchased the property. Upon taking title and applying for a Conditional Use Approval from the Planning Commission a year ago, we were told that this could not be approved since this use fits within the Planning Code's definition of Health Services, a use not allowed in this NC zoning district if it is over 4,000 square feet. This misinformation relayed to us by the planner has caused a significant delay in time as well as financial burden on pursuing this project that would only enhance the very much needed medical and surgical services for the neighborhood. We were told that it could be approved only after an amendment to the Code to allow Health Services greater than 4000 square feet on this lot. The new use is proposed to be 5,000 square feet.

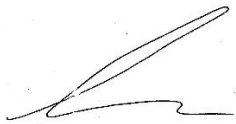
The proposed spaces in question used to be the First American Title Company (3898 square feet at 299 West Portal) and a nail salon (1161 square feet at 297 West Portal), within the same building. This vacant building is one of the most visible corner properties in the district. The new use will not expand the size of the building.

A “One Medical” retail Health Services business has opened in the same NC district, with a size larger than the one we seek in the building we bought. It did not need a change in law because the medical services went into a space that a previous retailer had occupied that was over 5,000 square feet, thus making use of a grandfathering clause in the Planning Code allowing a new business to step into the shoes of a former business in the same location.

I believe that the proposed larger use will serve the neighborhood which needs these medical services by an ophthalmologist who has faithfully served the neighborhood for over 26 years. As mentioned above, the most recent new health care service in this NC District, One Medical, found that the current limit of 4,000 square feet was not sufficient and thus located and moved into a space larger than the Code allowed, and larger than what is being proposed today.

I respectfully beg a speedy approval of the proposed change to allow our operations to relocate and avoid closure of our practice in this neighborhood as my current location lease is up.

Sincerely,

A handwritten signature in black ink, appearing to read "Lillie Mosaddegh". The signature is fluid and cursive, with a prominent loop at the end.

Lillie Mosaddegh, M.D.



Lillie A. Mosaddegh, MD

Comprehensive Ophthalmology
490 Post St Suite 1440
San Francisco, CA 94102

Licensure: California #G79847

Certification: Diplomate, National Board of Medical Examiners
 Refractive Surgery, LASIK/PRK
 The Medical Board of California
 The American Board of Ophthalmology

Medical Education:

1994 – 1997	Ophthalmology Residency California Pacific Medical Center San Francisco, CA
1993 – 1994	Internal Medicine Internship California Pacific Medical Center San Francisco, CA
1989 – 1993	Medical Doctor Medical College of Wisconsin Milwaukee, WI
1982 – 1986	Bachelor of Science Biology/Premed University of Illinois, Chicago IL University of Houston Houston, TX

Professional 1997 to Present Comprehensive Ophthalmology

Experience:

Owner & Director of Multiple private practice offices in San Francisco
Expertise in Advanced Dry Eye diagnosis and treatments,
Expertise in cataract surgery, premium lenses, femtosecond laser,
Lasik and Refractive surgery
Elected Executive Board Member of Eye Surgery Center of San Francisco since its inception in 2009 till present

Private Practice Locations

490 Post St. Ste1440 San Francisco, CA
380 W. Portal San Francisco, CA
2480 Mission St Ste107A San Francisco, CA

Present

Hospital Affiliations:

Eye Surgery Center of San Francisco
St Luke's Hospital, San Francisco, CA
California Pacific Medical Center
St Mary's Medical Center, San Francisco, CA

Clinical Research Areas:

Benchmark Research, Dry Eye Treatment Investigation
San Francisco, CA

Society Memberships:

American Academy of Ophthalmology
American Society of Cataract & Refractive Surgery
San Francisco Medical Society
California Medical Association
Alpha Omega Alpha Medical Honor Society

Honors/Awards:

Janet M. Glasgow medical Achievement

Citation Award, Presented by American Medical Women's Association.

The Hiram Benjamin Award for Proficiency in Anatomy.

Excellence Achievement Award in Neuroanatomy.

Selected Clinical Trial Experience

“Diagnosis of Pellucid Marginal Degeneration” ARVO 1997

“Complications of LASIK,” annual Barkan meeting, 1997

Speaker/Consultant on Anterior Segment Diseases and treatment in multiple meetings with Ophthalmologist, Optometrist, Primary Care Physician’s and Allergists as the audience.