

File No. 240903

Committee Item No. 3

Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: January 13, 2025

Board of Supervisors Meeting:

Date: January 28, 2025

Cmte Board

- Motion
- Resolution
- Ordinance - VERSION 2
- Legislative Digest - VERSION 2
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Planning Commission Transmittal Package – December 17, 2024
- CEQA Determination – October 4, 2024
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: John Carroll

Date: January 10, 2025

Prepared by: John Carroll

Date: January 24, 2025

Prepared by: _____

Date: _____

1 [Planning Code - Health Service Uses in West Portal Neighborhood Commercial District]

2

3 **Ordinance amending the Planning Code to permit certain Health Service Uses up**
4 **to 5,000 gross square feet without a conditional use permit in the West Portal**
5 **Neighborhood Commercial District; affirming the Planning Department’s determination**
6 **under the California Environmental Quality Act; making findings of consistency with**
7 **the General Plan and the eight priority policies of Planning Code, Section 101.1; and**
8 **making findings of public necessity, convenience, and welfare pursuant to Planning**
9 **Code, Section 302.**

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

14

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

16

17 Section 1. Environmental and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. 240903 and is incorporated herein by reference. The Board affirms
22 this determination.

23 (b) On December 5, 2025, the Planning Commission, in Resolution No. 21655,
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
25

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. 240903, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning Code
5 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
6 in Planning Commission Resolution No. 21655, and the Board incorporates such reasons
7 herein by reference. A copy of said resolution is on file with the Clerk of the Board of
8 Supervisors in File No. 240903.

9
10 Section 2. General Findings.

11 (a) As part of the 2023 Housing Element Update, the City studied its housing patterns
12 and planned for increasing the number of residents in the areas of the City where residential
13 construction has lagged over the last several decades.

14 (b) Increasing the numbers of residents in the western portion of the City, including in
15 the West Portal Neighborhood Commercial District, will cause an increase in the demand for
16 neighborhood-serving retail uses. This demand could be met by increasing the number of
17 locations or allowing larger sized locations for many uses, including health services uses.

18 (c) The West Portal Avenue Neighborhood Commercial District limits retail uses to
19 4,000 square feet. It is possible that in certain neighborhood commercial districts, this size
20 limitation could be an impediment to locating larger neighborhood-serving retail businesses in
21 districts to meet this anticipated increased demand.

22 (d) Recently, medical health service businesses have sought to open locations greater
23 than 4,000 square feet because with a larger area it is possible to provide more services on
24 site.

(e) In the West Portal neighborhood, there is an existing strong demand for health services. It could be beneficial for the residents of West Portal and the surrounding areas to have integrated medical services in the district. Larger spaces could enable existing and future customers of the City’s west side to obtain integrated health services without going downtown or other long distances, and make it easier for West Portal residents to access health services without having to go outside of the neighborhood.

(f) The West Portal Avenue Neighborhood Commercial District (NCD) sets forth controls for various uses within the NCD. It is reasonable to amend the code to avoid unnecessary verbiage by deleting the entries in the Zoning Table that are duplicative of other existing controls.

Section 3. Articles 1.2 and 7 of the Planning Code are hereby amended by revising Sections 121.2 and 729, to read as follows:

SEC. 121.2. NON-RESIDENTIAL USE SIZE LIMITS IN NEIGHBORHOOD COMMERCIAL AND NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICTS.

(a) In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses of the same size or larger than the square footage stated in the table below may be permitted only as Conditional Uses. The use area shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	Use Size Limits
Castro Street	2,000 sq. ft.
North Beach	
Pacific Avenue	
Polk Street*	

1	24 th Street-Mission	2,500 sq. ft.
2	24 th Street-Noe Valley	
3	Haight Street	
4	Inner Clement Street	
5	Inner Sunset	
6	Japantown	
7	Outer Clement Street	
8	Sacramento Street	
9	Union Street	
10	Upper Fillmore Street	
11	West Portal Avenue*	
12	* * * *	
13		
14		
15		

16 * Conditional Use not required for any Limited Restaurant use that relocates within the
 17 Polk Street NCD, and is designated as a Legacy Business as of the effective date of the
 18 ordinance in Board File No. 240411, or any Health Service use in the West Portal Avenue
 19 Neighborhood Commercial District located at Assessor's Parcel Block No. 2989B, Lot 17.

20 * * * *

21 (b) In order to protect and maintain a scale of development appropriate to each
 22 district, Non-Residential uses that exceed the square footage stated in the table below shall
 23 not be permitted, except in the following circumstances:

24 (1) In the Castro Street Neighborhood Commercial District, a Child Care
 25 Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service

1 or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in
2 Section 102 of this Code that is operated by a non-profit and is neighborhood-serving may
3 exceed this ~~§~~subsection 121.2(b) with Conditional Use authorization.

4 (2) In the Regional Commercial District, Schools and Childcare Facilities as
5 defined in Section 102 may exceed this ~~§~~subsection 121.2(b) with Conditional Use
6 authorization.

7 (3) In the Polk Street Neighborhood Commercial District, this subsection
8 121.2(b) shall not apply to a Movie Theater use, or the expansion of an existing General
9 Grocery Use, as defined in Section 102 of this Code, and pursuant to the controls of Section
10 723.

11 (4) In the West Portal Neighborhood Commercial District, Health Services Uses
12 located at Assessor's Parcel Block No. 2989B, Lot 17 may exceed the limit in the table below, but shall
13 not have a Gross Floor Area great than 5,000 square feet.

14 The use area shall be measured as the Gross Floor Area for each individual Non-
15 Residential use.

District	Use Size Limits
West Portal Avenue	4,000 square feet
North Beach	
Castro Street	
Polk Street	
Pacific Avenue	
Regional Commercial District	25,000 square feet

* * * *

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

		West Portal Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
		Controls by Story		
		1st	2nd	3rd+
* * * *				
Sales and Service Use Category				
Retail Sales and Service Uses*	§ § 102, <u>121.2</u> , 202.2(a), 202.3	P	P	NP
* * * *				
<i>Animal Hospital</i>	§ 102	<i>P</i>	<i>P</i>	<i>NP</i>
* * * *				
<i>Restaurant</i>	§ § 102, 202.2(a)	<i>P</i>	<i>P</i>	<i>NP</i>

REVISED LEGISLATIVE DIGEST
(Amended in Committee – January 13, 2025)

[Planning Code - Health Service Uses in West Portal Neighborhood Commercial District]

Ordinance amending the Planning Code to permit certain Health Service Uses up to 5,000 gross square feet without a conditional use permit in the West Portal Neighborhood Commercial District; 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 West Portal Avenue Neighborhood Commercial District (NCD) does not permit uses greater than 2,5000 square feet without a conditional use authorization. The NCD also does not permit any uses to be larger than 4,000 square feet.

Amendments to Current Law

This ordinance would create an exception from the conditional use authorization requirement and size limitation for certain Health Service Uses.

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December 17, 2024

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

Re: **Transmittal of Planning Department Case Number 2024-008951PCA:**
Health Service Uses in West Portal Neighborhood Commercial District
Board File No. 240903

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Melgar,

On December 5, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Melgar. The proposed ordinance would amend the Planning Code's West Portal Avenue Neighborhood Commercial District (NCD) to principally permit Health Services uses and exempt these uses from the district's use size limitation, up to 5,000gsf. At the hearing the Planning Commission adopted a recommendation for approval.

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,

Aaron D. Starr
Manager of Legislative Affairs

cc: Austin Yang, Deputy City Attorney
Michael Farrah, Aide to Supervisor Melgar
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21655

HEARING DATE: DECEMBER 5, 2024

Project Name: Health Service Uses in West Portal Neighborhood Commercial District
Case Number: 2024-008951PCA [Board File No. 240903]
Initiated by: Supervisor Melgar / Introduced September 17, 2024
Staff Contact: Audrey Merlone, Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO PERMIT HEALTH SERVICE USES UP TO 5,000 GROSS SQUARE FEET WITHOUT A CONDITIONAL USE PERMIT IN THE WEST PORTAL NEIGHBORHOOD COMMERCIAL DISTRICT; 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 UNDER PLANNING CODE, SECTION 302.

WHEREAS, on September 17, 2024, Supervisor Melgar introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 240903, which would amend the Planning Code’s West Portal Avenue Neighborhood Commercial District (NCD) to principally permit Health Services uses and exempt these uses from the district’s use size limitation, up to 5,000 gross square feet;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on December 5, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); 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 49 South Van Ness Avenue, Suite 1400, San Francisco; and

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

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of 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:

The Department supports the Ordinance's goal, which seeks to help a small business expand and grow.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The proposed Ordinance ensures an existing, local, small business can expand operations while staying within the city. The additional flexibility within the West Portal Avenue NCD helps address storefront vacancies and responds to the Commerce and Industry Element's Objective of maintaining a diverse economic base.

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.

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 ADOPTS A RECOMMENDATION FOR APPROVAL of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 5, 2024.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2024.12.11 09:57:08
-08'00'

AYES: Williams, Braun, Campbell, Imperial, Moore, So
NOES: None
ABSENT: McGarry
ADOPTED: December 5, 2024



EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT

HEARING DATE: December 5, 2024

90-Day Deadline: December 24, 2024

Project Name: Health Service Uses in West Portal Neighborhood Commercial District
Case Number: 2024-008951PCA [Board File No. 240903]
Initiated by: Supervisor Melgar / Introduced September 17, 2024
Staff Contact: Audrey Merlone, Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533
Environmental Review: Not a Project Under CEQA

RECOMMENDATION: Adopt a Recommendation for Approval with Modifications

Planning Code Amendment

The proposed Ordinance would amend the Planning Code’s West Portal Avenue Neighborhood Commercial District (NCD) to principally permit Health Services uses and exempt these uses from the district’s use size limitation, up to 5,000gsf.

The Way It Is Now:

The West Portal Avenue NCD requires Conditional Use authorization for non-residential uses over 2,500sqft and prohibits non-residential uses greater than 4,000sqft.

The Way It Would Be:

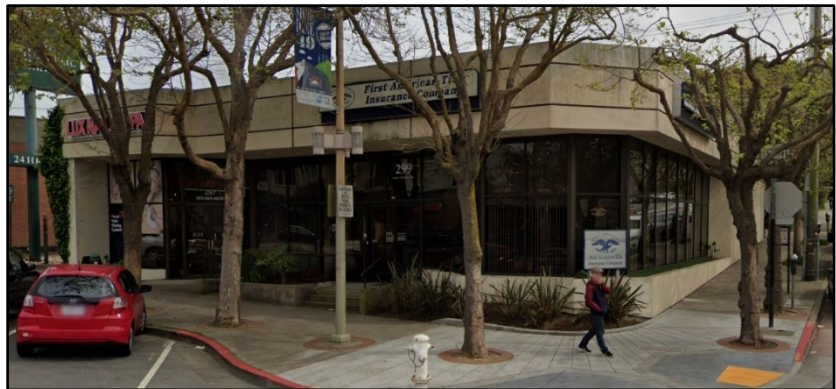
Health Services uses at a specific lot/block¹ within the West Portal Avenue NCD would be allowed to exceed the non-residential use size limit up to 5,000gsf and would not require Conditional Use authorization.

Background

The subject parcel is a one-story, two-unit commercial building. The building previously contained a nail salon and title company. The nail salon's lease expired earlier this year, and the business has relocated to a different location within the NCD. The space formerly occupied by the title company has been vacant since September 2023. In January 2024, a Conditional Use authorization (CUA) application was filed to operate an eye clinic out of both commercial units at the site. At the time, the CUA was required for Health Service uses. The Board subsequently made Health Service uses Principally permitted in the district and the applicant withdrew the CUA application. In September 2024, a building permit was filed to merge the two commercial units into one commercial unit. In October 2024, a building permit was filed to create an ophthalmology clinic that also provides cosmetic services and has a retail component.



Location of Assessor's Parcel 2989B/017 (red outline) within the West Portal Avenue NCD (blue shaded parcels).



The building at Assessor's Parcel 2989B/017.

¹ The parcel listed in the proposed Ordinance is incorrect. The Ordinance lists the parcel as Block 2989 Lot 17. This is not a known Assessor's parcel. The correct parcel is Block 2989B Lot 17. The Supervisor intends to substitute the Ordinance to correct this error.

Issues and Considerations

The West Portal Avenue NCD

The West Portal Avenue Neighborhood Commercial District spans three blocks along West Portal Avenue, from Ulloa Street to 15th Avenue, and one block east along Ulloa. West Portal Avenue offers goods and services mainly for residents from nearby single-family neighborhoods. Small-scale retail is frequently broken up by large financial institutions and ground floor medical or professional offices.



Map of the West Portal Avenue Neighborhood Commercial District.

Zoning regulations aim to preserve West Portal’s family-friendly, village atmosphere. Building heights are capped at 26 feet and two stories to preserve rear yard patterns. The Code mandates that new development respect the area’s small-scale character. Nonresidential uses over 2,500sqft require Conditional Use authorization, and no use may exceed 4,000sqft with the stated aim of upholding the small-scale use standard.

Use Size Limits

Conditional Use authorization is required in most NCDs for businesses over 2,500 square feet to ensure they support neighborhood-serving uses instead of regional needs. However, the West Portal Avenue NCD

imposes stricter rules by capping non-residential uses at 4,000 square feet. Businesses exceeding this size cannot request larger spaces, even in exceptional circumstances.

| Hard caps on use sizes do not allow for flexibility in reimagining existing large spaces.

Maximum non-residential use size limits are rare in the Planning Code. There are only five NCDs that contain a maximum non-residential use size limit of 4,000 sq. ft.: West Portal Avenue, North Beach, Castro Street, Pacific Avenue, and Polk Street. The only other district that has a maximum use size limit is the RCD, which is 25,000 sq. ft. The Department has seen at least six proposed ordinances in recent years creating carve-outs to exempt specific businesses from maximum use size limits in the Castro, Polk and now West Portal. These one-off ordinances clearly signal a larger issue with hard caps on use size limitations. We know from these past ordinances that there are often circumstances where creating a larger commercial space is desirable for the neighborhood; however, maximum non-residential use size limits do not allow for this flexibility. In fact, they remove the Commission's ability to have discretion over whether a *new* larger space would be appropriate at a particular location.

Nonconforming Use Size

A legal, nonconforming space may remain indefinitely if its Use Size is not expanded or intensified; however, this nonconformity applies only to one Use Size, not multiple uses on the parcel. Subdivision of the space is only allowed if it does not create additional "noncompliant" spaces. Due to these restrictions, when a space exceeding the maximum size limit becomes vacant in an NCD with a hard cap it is often challenging to fill.

A prime example of this is the former Lombardi Sports (Lombardi) storefront at 1600 Jackson Street in the Polk Street NCD, which has been vacant for over ten years. This commercial space is more than 32,000 square feet in size, and it has been difficult to find a tenant to fill the entire space. Some prospective tenants have reached out to the District 3 Supervisor's Office and the Planning Department; however, those proposals never came to fruition because the proposed use was unable to fill the entire space or was Formula Retail use. Alternatively, this space could be subdivided into smaller commercial spaces. However, because there is an absolute Use Size limit of 4,000 square feet, all but one subdivided tenant space would need to be 4,000 square feet or smaller (to not increase the number of non-conforming spaces). In this case and in the cases of other large vacant spaces in NCDs with hard caps, it has been difficult to attract enough small businesses to subdivide the large space into smaller code-complying spaces all at once.

Several spaces in the West Portal Avenue NCD exceed 4,000 square feet, many of which are financial institutions. With the rise of online banking, brick-and-mortar financial institutions are closing, and West Portal is no exception. These closures leave behind large, expensive spaces that small businesses often cannot afford or utilize. As with the Lombardi Sports example, it will also be difficult to subdivide many of these larger units due to the hard use size cap.

The West Portal Avenue NCD is also home to an approximately 13,000-square-foot vacant movie theater. The theater closed in early 2021 due to the pandemic² and has yet to find a permanent new tenant. The building is almost 13,000sqft. Under the current size cap however, the option to subdivide is extremely limited. Any subdivision proposal must ensure that only one space exceeds 4,000 square feet. Alternatively, removing the maximum uses size limit would provide greater flexibility for adaptive reuse. The proposed subdivision would still need to go to the Planning Commission to determine if the proposed subdivision and new use is necessary and desirable³.

The proposed Ordinance only allows one building in the West Portal Avenue NCD to exceed the size cap but restricts its use to a Health Service under 5,000 square feet. While this enables the current owner to open a Health Service use, it may cause future challenges. The building is already approximately 5,000 square feet, so the business cannot expand without relocating. If the clinic closes, the space can only be occupied by another Health Service use. This restriction risks leaving the space vacant again if a new Health Service tenant cannot be found.

General Plan Compliance

The proposed Ordinance supports the Commerce and Industry Element's goals of maintaining and supporting the economic growth of San Francisco. The proposed amendments respond directly to Policy 2.1 by ensuring an existing, local, small business can expand operations while staying within the city. This is further echoed in Policy 6.1, which encourages the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts.

The proposed Ordinance with staff recommended modifications would take these policies a step further by broadening the amendment so that other businesses may benefit as well. Removing the hard cap of 4,000sqft while retaining the Conditional Use requirement for uses greater than 2,500sqft provides more business opportunities that otherwise would not be realized. Additionally, the additional flexibility within the West Portal Avenue NCD helps address storefront vacancies and responds to the Commerce and Industry Element's Objective of maintaining a diverse economic base. If incorporated into the final legislation, these recommended modifications could better maintain a favorable social and cultural climate in the city as described in Policy 2.3.

Racial and Social Equity Analysis

The proposed amendments cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity. However, the Department believes that expanding this proposed Ordinance would be more equitable if changes to more permissive Use controls are applied throughout the district.

² <https://www.sfgate.com/sf-culture/article/historic-West-Portal-SF-movie-theater-closes-15943642.php>

³ Due to the historic status of this building and its former use as a movie theater, any proposals to subdivide the building or change of use would also be subject to Historic Preservation review and approval in addition to conditional use approval at the Planning Commission for the loss of the movie theater.

Implementation

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

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval with modifications*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Modify the Ordinance to remove the maximum use size limit of 4,000sqft for the entire West Portal Avenue NCD.

Basis for Recommendation

The Department supports the Ordinance's goal, which seeks to help a small business expand and grow. However, this is yet another project-specific amendment that is based on a tenant rather than on sound land use policy. Rather than singling out this one business, the Department believes that a more wholistic approach is warranted and is recommending the following amendment to that effect.

Recommendation 1: Modify the Ordinance to remove the maximum use size limit of 4,000sqft for the entire West Portal Avenue NCD. This recommended modification recognizes the limitations placed on Neighborhood Commercial Districts when maximum use size limits are imposed. It is a more holistic approach that doesn't single out special exemptions for just one business. It offers all existing and prospective businesses in the West Portal Avenue NCD the same flexibility already permitted in most other NCDs. This change will also provide existing large spaces, like the vacant movie theater, more flexibility in finding new uses. Further, maintaining a CUA for businesses exceeding 2,500 square feet provides oversight, ensuring larger tenants align with the neighborhood's identity.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

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 not received any public comment regarding the proposed Ordinance.

BOARD of SUPERVISORS

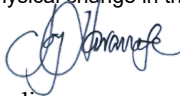


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1 Dr. Carlton B. Goodlett Place, Room 244
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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: September 25, 2024
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 240903
Planning Code - Health Service Uses in West Portal Neighborhood Commercial District

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*) Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
 - Ordinance / Resolution
 - Ballot Measure

10/4/2024 
- 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.

BOARD of SUPERVISORS



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Fax No. (415) 554-5163
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MEMORANDUM

TO: Budget and Legislative Analyst

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: January 13, 2025

SUBJECT: LEGISLATION AMENDED - FISCAL IMPACT DETERMINATION

The Board of Supervisors' Land Use and Transportation Committee (a nonfiscal committee) amended the following legislation on January 13, 2025. Pursuant to Administrative Code, Section 2.6-3, the new version is being forwarded to you as it was initially determined not to have fiscal impact. The amendments made were substantive and another review for a fiscal impact determination is required.

File No. 240903

Ordinance amending the Planning Code to permit certain Health Service Uses up to 5,000 gross square feet without a conditional use permit in the West Portal Neighborhood Commercial District; 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.

If the new version is determined to have fiscal impact, the legislation will need to be referred to a fiscal committee before it can be referred to the full Board for approval.

Please send your determination or contact with me any questions at (415) 554-4445 or email: john.carroll@sfgov.org.

RESPONSE FROM THE BUDGET AND LEGISLATIVE ANALYST - Date: _____

- This matter has fiscal impact.
- This matter does not have fiscal impact.
- Additional information attached.

Budget and Legislative Analyst



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.

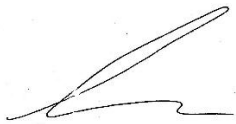
The proposed spaces in question used to be the First American Title Company (3898 square feet at 299 West Portal) and a nail salon (1161 square feet at 297 West Portal), within the same building. This vacant building is one of the most visible corner properties in the district. The new use will not expand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

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):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: