

1 [Interim Zoning Controls - Supervisorial District 11 - Institutional Uses, Certain Personal
2 Service Uses, and Conversion of Commercial to Residential Use]

3 **Resolution imposing interim zoning controls for an 18-month period in the Excelsior**
4 **Outer Mission Neighborhood Commercial District and areas in Supervisorial District 11**
5 **zoned Small-Scale Neighborhood Commercial District (NC-2), Moderate-Scale**
6 **Neighborhood Commercial District (NC-3), Neighborhood Commercial Shopping Center**
7 **District (NC-S), Small-Scale Neighborhood Commercial Transit District (NCT-2), and**
8 **Moderate-Scale Neighborhood Commercial Transit District (NCT-3), to require a**
9 **Conditional Use authorization for the following new Uses (or existing Uses operating**
10 **without proper approvals and permits) in areas where such Uses currently are**
11 **permitted: all Institutional Uses located on the First Story, certain categories of**
12 **Institutional Uses located on any Story, and a Personal Service Use operating as a**
13 **salon and/or providing cosmetic services and located on the First Story; to require a**
14 **Conditional Use authorization for the conversion of any Commercial Use to a**
15 **Residential Use; affirming the Planning Department’s determination under the**
16 **California Environmental Quality Act; and making findings of consistency with the**
17 **General Plan, and priority policies in Planning Code, Section 101.1.**

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19 WHEREAS, On October 15, 2015, the Public Safety and Neighborhood Services
20 Committee of the Board of Supervisors held a hearing on the efforts by City agencies to
21 address persistently blighted residential and commercial properties, vacant buildings and
22 commercial storefronts, unauthorized businesses, and illegal activity in Supervisorial District
23 11 (“District 11”); and

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1 WHEREAS, At the public hearing, there was testimony that in addition to illegal uses
2 and activities, District 11 had one of the highest numbers of vacant buildings and commercial
3 storefronts in the City; and

4 WHEREAS, In April, 2017, the Planning Department and Office of Economic and
5 Workforce Development, together with the Office of the District 11 Supervisor, began the
6 process of outreach to neighborhood stakeholders in order to develop a vision for improving
7 and enhancing the Excelsior, Outer Mission, Mission Terrace, Crocker Amazon, and Cayuga
8 neighborhoods; and

9 WHEREAS, The Planning Department and Office of Economic and Workforce
10 Development are conducting a Neighborhood Strategy planning study to review the existing
11 zoning and diversity of uses in the neighborhoods named above and to propose appropriate
12 changes; and

13 WHEREAS, Planning Code, Section 306.7 provides for the imposition of interim zoning
14 controls to allow for the orderly completion of a planning study and to ensure that the
15 legislative scheme which may ultimately be adopted is not undermined during the planning
16 and legislative process by the approval or issuance of permits authorizing the establishment
17 or change of uses which will conflict with that scheme; and

18 WHEREAS, Prior to the orderly completion of the Neighborhood Strategy planning
19 study and adoption of appropriate legislation, the Board of Supervisors (“Board”) wishes to
20 address the existing problems in District 11 of Institutional Uses operating without required
21 permits or controls, the proliferation of certain Personal Service Uses in commercial corridors,
22 and the unauthorized conversion of Commercial Use to Residential Use; and

23 WHEREAS, The Board has considered the impact of the public health, safety, peace,
24 and general welfare if the interim controls proposed herein are not imposed; and

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1 WHEREAS, The Board has determined that the public interest will best be served by
2 imposition of these interim controls in order to ensure that the comprehensive legislative
3 scheme that may be ultimately adopted is not undermined during the planning and legislative
4 process for permanent controls; and

5 WHEREAS, The Planning Department has determined that the actions contemplated
6 by this Resolution are in compliance with the California Environmental Quality Act (California
7 Public Resources Code, Sections 21000 et seq.), which determination is on file with the Clerk
8 of the Board of Supervisors in File No. 171122 and is incorporated herein by reference, and
9 the Board hereby affirms that determination; and

10 WHEREAS, The Board has determined that these interim controls are not in conflict
11 with and hence are consistent with the Priority Policies of Planning Code, Section 101.1 and
12 the General Plan; now, therefore, be it

13 RESOLVED, That in the Excelsior Outer Mission Neighborhood Commercial District
14 and the areas within the boundaries of Supervisorial District 11 that are zoned NC-2, NC-3,
15 NC-S, NCT-2, and NCT-3:

16 (1) all new Institutional Uses and any existing Institutional Use operating without the
17 required approvals and permits shall obtain a Conditional Use authorization from the Planning
18 Commission for a location on the First Story in those areas where they currently are
19 permitted; and

20 (2) a new Institutional Use (or existing Institutional Use operating without the
21 required approvals and permits) in the following categories shall obtain a Conditional Use
22 authorization from the Planning Commission for a location on any Story in areas where they
23 currently are permitted: Community Facility, Private Community Facility, Job Training, Medical
24 Cannabis Dispensary, Religious Institution, and Social Service or Philanthropic Facility; and
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1 (3) all new Personal Service Uses operating as a salon and/or providing cosmetic
2 services, and any such use operating without the required approvals and permits, shall obtain
3 a Conditional Use authorization from the Planning Commission for a location on the First
4 Story in those areas where they currently are permitted; and

5 (4) a Conditional Use authorization from the Planning Commission is required for
6 the conversion of any Commercial Use to a Residential Use; and, be it

7 FURTHER RESOLVED, That the above Uses and other terms shall be as defined in
8 Section 102 of the Planning Code; and, be it

9 FURTHER RESOLVED, That these interim controls shall remain in effect for a period
10 of 18 months unless extended in accordance with Planning Code Section 306.7(h) or until
11 permanent controls are adopted, whichever shall first occur.

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13 APPROVED AS TO FORM:
14 Dennis J. Herrera, City Attorney

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16 By _____
17 JUDITH A. BOYAJIAN
18 Deputy City Attorney

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