



November 9, 2023

Ms. Angela Calvillo, Clerk
Honorable Supervisor Dorsey
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 2023-007676PCA:
Planning Code - Exceptions from Limits on Conversion of Production, Distribution and Repair, Institutional
Community, and Arts Activities Uses in Eastern Neighborhoods Plans Areas
Board File No.230863

Planning Commission Recommendation: Approval with Modifications

Dear Ms. Calvillo and Supervisor Dorsey,

On October 26, 2023, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey that would amend the Planning Code to exempt from the limitations on conversion of certain Production, Distribution and Repair (PDR), Institutional Community, and Arts Activities uses in the Eastern Neighborhoods Plans Areas (Mission, Eastern SoMa, Western SoMa and Central SoMa), changes of use from one of those uses to another of those uses, or to Institutional Education uses. At the hearing the Planning Commission recommended approval with modifications.

The Commission's proposed modifications were as follows:

1. Modify the Ordinance to exempt *all* Institutional Uses from the requirements of 202.8.
2. Retain the language proposed for deletion in Sec. 202.8(a)(6).
3. Consider placing a ground floor square footage cap on proposed changes of use that are exempt from replacement requirements.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378

because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

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,

A handwritten signature in black ink, appearing to read "Aaron D. Starr". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, Deputy City Attorney
Madison Tam, Aide to Supervisor Dorsey
John Carroll, Office of the Clerk of the Board

Attachments:

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21417

HEARING DATE: OCTOBER 26, 2023

Project Name: Planning Code - Exceptions from Limits on Conversion of Production, Distribution and Repair, Institutional Community, and Arts Activities Uses in Eastern Neighborhoods Plans Areas

Case Number: 2023-007676PCA [Board File No. 230863]

Initiated by: Supervisor Dorsey / Introduced July 25, 2023

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 APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO EXEMPT FROM THE LIMITATIONS ON CONVERSION OF CERTAIN PRODUCTION, DISTRIBUTION AND REPAIR (“PDR”), INSTITUTIONAL COMMUNITY, AND ARTS ACTIVITIES USES IN THE EASTERN NEIGHBORHOODS PLANS AREAS (MISSION, EASTERN SOMA, WESTERN SOMA, AND CENTRAL SOMA), CHANGES OF USE FROM ONE OF THOSE USES TO ANOTHER OF THOSE USES, OR TO INSTITUTIONAL EDUCATION USES; AFFIRMING THE PLANNING DEPARTMENT’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING PUBLIC NECESSITY, CONVENIENCE, AND WELFARE FINDINGS UNDER PLANNING CODE SECTION 302, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

WHEREAS, on July 25, 2023 Supervisor Dorsey introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 230863, which would amend the Planning Code to exempt from the limitations on conversion of certain Production, Distribution and Repair (“PDR”), Institutional Community, and Arts Activities uses in the Eastern Neighborhoods Plans Areas (Mission, Eastern SoMa, Western SoMa and Central SoMa), changes of use from one of those uses to another of those uses, or to Institutional Education uses;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 26, 2023, and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c) and 15378; 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 **approves with modifications** the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

1. Modify the Ordinance to exempt all Institutional Uses from the requirements of 202.8.
2. Retain the language proposed for deletion in Sec. 202.8(a)(6).
3. Consider placing a ground floor square footage cap on proposed changes of use that are exempt from replacement requirements.

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:

Prop X already identified Arts Activities and Institutional Community Uses as desirable for industrial districts within the Eastern Neighborhoods by requiring replacement of them in cases of conversion. New Arts Activities and Institutional Community Uses that seek to establish themselves in the Eastern Neighborhoods should be encouraged to locate in the area, rather than discouraged through the requirement to replace former PDR spaces. Institutional Educational uses fit well into former PDR spaces, and often struggle to find buildings other than PDR spaces in which to locate. Additionally, the SoMa Pilipinas Cultural District has identified the need for more schools to be located within their district. PDR replacement requirements are cost-prohibitive to all three of these use types that the City seeks to encourage and therefore should not be subject to Sec. 202.8.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

EAST SOMA AREA PLAN

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES

Policy 7.1.1

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

Policy 7.1.2

Recognize the value of existing facilities and support their expansion and continued use.

Policy 7.1.4

Seek the San Francisco Unified School District's consideration of new middle school options in this neighborhood, or in the Central Waterfront or Potrero Hill neighborhoods, or the expansion of existing schools to accommodate middle school demand from projected population growth in the Eastern Neighborhoods.

Policy 7.1.6

Recognize the concentration of low-income families and youth in the South of Market, particularly in the area generally bounded by 4th Street and LapuLapu Street on the northeast, Langton Street on the southwest, Harrison Street on the southeast, and Natoma Street on the northwest. Support the already significant investment in youth and family-oriented places in SoMa such as the expansion of the Bessie Carmichael School, the completion of the Victoria Manalo Draves Park and the location of several youth-serving organizations in this area such as the SoMa Recreation Center. Allow uses and spaces that support families and youth such as schools, clinics, open space and recreational centers.

OBJECTIVE 7.2

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

Policy 7.2.2

Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.

CENTRAL SOMA AREA PLAN

OBJECTIVE 2.6

SUPPORT SERVICES – SCHOOLS, CHILD CARE, AND COMMUNITY SERVICES – NECESSARY TO SERVE LOCAL RESIDENTS

Policy 2.6.3

Help facilitate the creation of new community services.

The proposed Ordinance would remove the steep financial barrier to arts and non-profit uses looking to locate in former PDR/Arts/Institutional use spaces within the areas that are subject to Prop X (except UMU). The replacement requirements are often cost-prohibitive to these types of uses as they are usually not focused on profit, but rather on serving the community.

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 APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 26, 2023.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2023.11.03 12:21:32 -07'00'

AYES: Braun, Diamond, Imperial, Koppel, Tanner

NOES: Moore

ABSENT: Ruiz

ADOPTED: October 26, 2023



EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT

HEARING DATE: October 5, 2023

90-Day Deadline: November 6, 2023

Project Name: Planning Code - Exceptions from Limits on Conversion of Production, Distribution and Repair, Institutional Community, and Arts Activities Uses in Eastern Neighborhoods Plans Areas

Case Number: 2023-007676PCA [Board File No. 230863]

Initiated by: Supervisor Dorsey / Introduced July 25, 2023

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: Approval with Modifications

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to exempt from the limitations on conversion of certain Production, Distribution and Repair (PDR), Institutional Community, and Arts Activities uses in the Eastern Neighborhoods Plans Areas (Mission, Eastern SoMa, Western SoMa and Central SoMa), changes of use from one of those uses to another of those uses, or to Institutional Education uses.

The Way It Is Now:

1. Planning Code Section 202.8 requires (with some exceptions) specific replacement requirements for conversion of building space where the prior use was:
 - o A Production, Distribution, Repair (PDR) use of at least 5,000 square feet,
 - o An Institutional Community use of at least 2,500 square feet, or
 - o An Arts Activities use.

The replacement requirements apply to conversions carried out “through change in use or any other removal, including but not limited to demolition of a building that is not unsound.”

The Way It Would Be:

1. Section 202.8 would be amended to exempt from the replacement requirements changes of use from one listed use (PDR, Institutional Community, or Arts Activities use) to another listed use, or to Institutional Education uses, in the areas that as of July 1, 2016, were zoned Service/Arts/Light Industrial (SALI), Mixed-Use Office (MUO), Service/Light Industrial (SLI), Mixed-Use General (MUG), or Mixed-Use Residential (MUR). The Ordinance **would not** change the replacement requirements for UMU within the Eastern Neighborhoods.

Background

Proposition X

In 2016 the Voters’ Initiative amended the Planning Code by adding Section 202.8 to require Conditional Use authorization for conversion of PDR, Institutional Community Use, and Arts Activities Use and to require replacement space.

Conditional Use Required

The Measure requires Conditional Use authorization for any loss or conversion of a PDR use of 5,000 square feet; an Institutional Community use of at least 2,500 Square feet; or an Arts Activities use of any size within the SALI, UMU, MUG, MUO, MUR, or SLI districts within the following Plan Areas: Mission; Eastern SoMa, Western SoMa, and, Central SoMa. Exhibit B contains a map of these districts as they were zoned on July 1, 2016. In addition to the required findings of Section 303, the Commission shall consider the suitability of the replacement space for the use proposed for conversion.

Replacement Space Required

The Measure requires replacement of any building space on the subject property at the following ratios, based upon the zoning of the property as of July 1, 2016:

- In the SALI District, each 1 sqft. of PDR, Institutional Community or Arts Activities = 1 sqft. of replacement space
- In UMU, MUO or SLI Districts, each 1 sqft. of PDR, Institutional Community or Arts Activities = 0.75 sqft. of replacement space
- In MUG or MUR Districts, each 1 sqft. of PDR, Institutional Community or Arts Activities = 0.5 sqft. of replacement space

Permitted Reductions

Required replacement space may be reduced by the amount needed for building entrances, mechanical equipment, utilities, on-site open space, and bicycle spaces, provided that no reduction shall be permitted for non-car-share vehicle parking spaces. Converted PDR or Arts Activities may be replaced by either PDR or Arts Activities. Institutional Community uses may only be replaced by Institutional Community uses.

Applicability

The measure does not apply to buildings that are deemed “unsound;” it does not apply to vacant lots or outdoor areas devoted to those uses (e.g., vehicle storage, service station). The permanent use of the lot determines applicability. Temporary uses do not negate the requirements of the Measure if the underlying permanent use is a regulated use.

Lower Requirements for Certain Development Agreements

Requirements may be reduced by 0.25 sqft. within certain parameters for certain projects subject to a Development Agreement.

Swords to Plowshares

Swords to Plowshares is a non-profit 501(c)3 organization that has operated in the Bay Area since 1974. The organization’s mission is to assist military veterans with physical and financial hardships through services such as assisting with finding and maintaining a permanent residence, counseling, support groups, and employment assistance.

The non-profit has operated out of 1060 Howards since at least 2004. Prior to its use as an Institutional Community Use, the building was a garment factory up until at least 1989 (PDR use). Unfortunately, the change of use to an Institutional Community use from a PDR use did not receive the proper permits. When the organization discovered their use was operating without the benefit of permit, they applied for a Conditional Use authorization. Through that process, Department staff found that the parcel was subject to the PDR replacement requirements of Prop X. These replacement requirements would be cost prohibitive to the organization. Supervisor Dorsey worked to find a solution through this Ordinance not only for Swords to Plowshares, but for other community-serving uses that find themselves in a similar situation.

Issues and Considerations

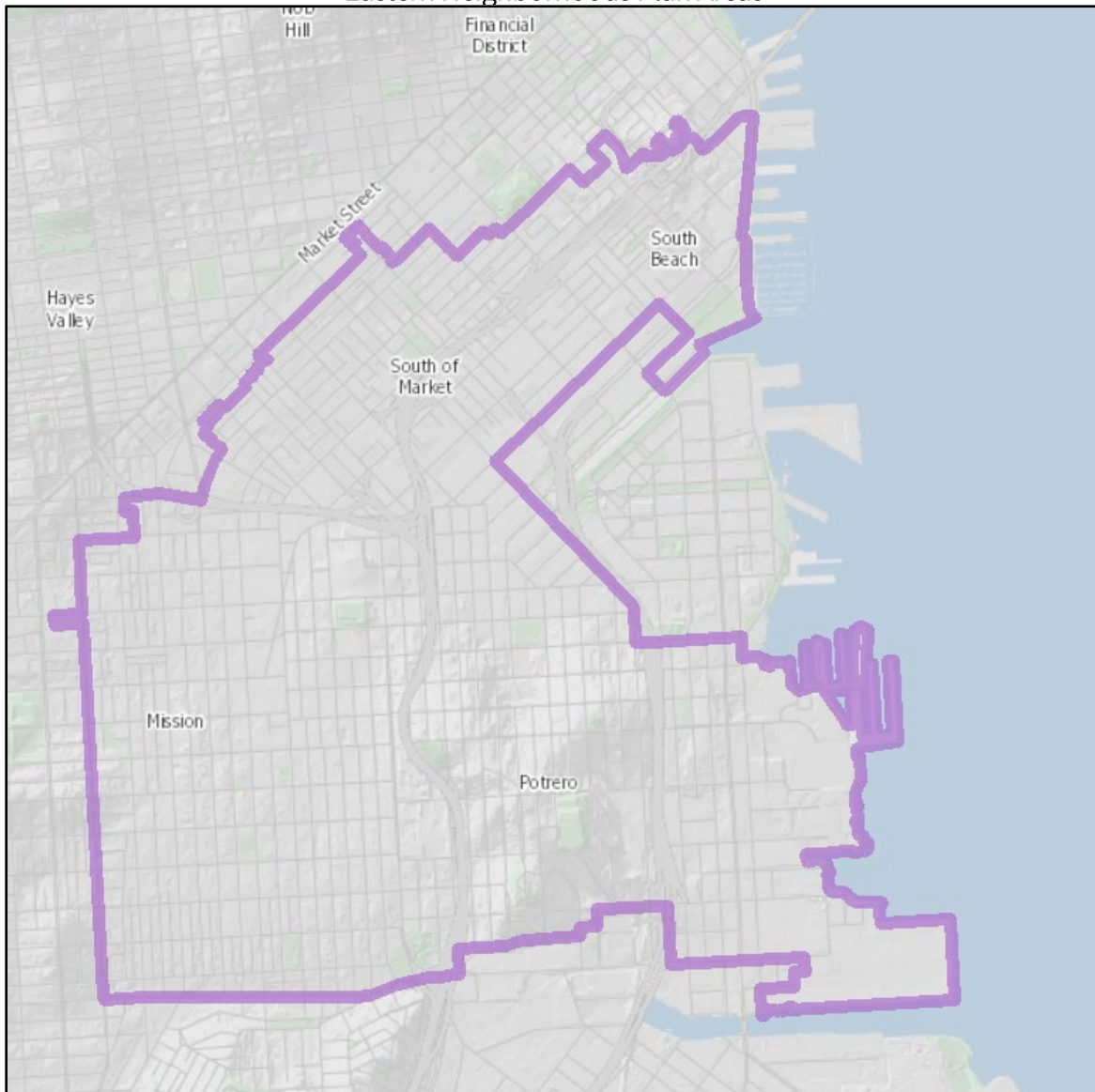
Eastern Neighborhoods

In January of 2009, the City adopted several neighborhood specific plans as part of the Eastern Neighborhoods Planning effort. These plans are intended to guide growth, development, and preservation in SoMa, Mission, Showplace Square/Potrero Hill, and Central Waterfront. These plans created new policies, land use regulations, implementation projects, and funding measures for these neighborhoods.

The plans balance the need to protect industrial uses with the need to accommodate growth and create complete neighborhoods. In response to what had been growing conflicts between light-industrial uses and encroaching office and residential uses, the Plans provide clarity on where industrial lands are to be preserved and where and under what conditions new development can be built.

The Eastern Neighborhoods Plans enable the transition of about half of the area’s industrial lands to allow for new housing. The other half is reserved for “Production, Distribution, and Repair” (or PDR) uses, such as warehouses, distribution centers, caterers, art production, and other similar light-industrial activities. Housing and office uses are generally not allowed in these areas.

Eastern Neighborhoods Plan Areas



The Eastern Neighborhoods Plans also include policies and mechanisms that help assure new growth creates “complete neighborhoods.” Complete neighborhoods are those that provide safe and convenient access to shopping and services, affordable housing, and open space. These neighborhoods also include pedestrian oriented buildings and a transit-oriented public realm to support the needs of people of all ages and abilities.

The Mission, Central Waterfront, East South of Market and Showplace Square/Potrero Hill neighborhoods are home to much of the city's industrially zoned land. For the last 10 to 15 years, these neighborhoods have transformed, sparking land use conflicts as residential and office development clash with industrial activities. As such, the main economic and employment goals of the Eastern Neighborhoods Plans focus on two priorities : 1)

Reserve sufficient space for PDR activities, in order to support the City's economy and provide good jobs for residents, and 2) Take steps to provide space for new industries that bring innovation and flexibility to the City's economy.

General Plan Compliance

Objective 7.1 of the East SoMa Area Plan is to "Provide Essential Community Services and Facilities". Policies 7.2.1 – 7.2.3 all focus on the importance of promoting the continued operation of, and establishment of new, facilities that serve low-income and immigrant communities in the areas of health, education, employment training, art, and youth programming. Similarly, Objective 2.6 of the Central SoMa Area Plan is to "Support Services – Schools, childcare, and community services – necessary to serve local residents.". The proposed Ordinance will ensure not only that a long-serving non-profit may continue to offer its services to the community, but also that future community-serving uses are not prevented from locating in the Eastern Neighborhoods due to the steep financial burden of Section 202.8's replacement requirements.

Racial and Social Equity Analysis

The zoning districts within the Eastern Neighborhoods Plan Area that would be affected by the proposed Ordinance also overlap with two cultural districts: the SoMa Pilipinas and the Leather & LGBTQ Cultural District.

As a major cultural hub for the Filipino American community in the region, the SOMA Pilipinas Filipino Cultural Heritage District is home to many cultural institutions and assets, arts and cultural organizations, artists, and long term culturally relevant public art pieces. In 2022, the SoMa Pilipinas Cultural District, in conjunction with the Mayor's Office of Housing and Community Development issued their first "Cultural History Housing and Economic Sustainability Strategy (CHHESS) report. The report includes a comprehensive set of goals and strategies for the district. Community Goal #7 is to "Strengthen and Stabilize the Capacity of Filipino Arts and Cultural Organizations and Individual Artists". Given that most funding to the arts is project-based, there is a great need to increase funding, resources, and City support to artists and arts and cultural organizations in the areas of general operating, programming, evaluation, and technology needs. The CHHESS report additionally identified that non-profit services and cultural organizations in the South of Market need stability and security to continue to serve the community without the constant threat of displacement. This includes small businesses and arts organizations, including the need for a performing arts space that would allow cultural groups and artists to scale up production. The proposed Ordinance would remove the steep financial barrier to arts and non-profit uses looking to locate in former PDR/Arts/Institutional use spaces within the areas of the cultural district that are subject to Prop X. The replacement requirements are often cost-prohibitive to these types of uses as they are usually not focused on profit, but rather on serving the community.

The Leather and LGBTQ Cultural District was established in 2018, officially recognizing the area in SoMa as a local and world capitol for Leather culture since the 1960's, as well as one of the City's most significant and distinctive Lesbian, Gay, Bisexual, Transgender, Queer neighborhoods since the 1950's. The district has a unique concentration of businesses, institutions, organizations, events, individuals and artists that have been an integral part of the City's cultural richness, economic prosperity, and historical significance. As the City's landscape rapidly changes and as SoMa develops at a rate faster than any other San Francisco neighborhood, the district has continued to lose access to safe, accessible locations for LGBTQ and Leather folks to gather, create networks of support, and advocacy, and conduct commerce, which threatens their ability to continue those functions. The

district is currently drafting their first CHHESS report. In working to create this report, many focus groups have been conducted with district community members. These focus groups have often cited the need to preserve and enhance the district's distinct cultural history in arts and entertainment. There is also an identified need to provide culturally competent health resources for Leather and LGBTQ community members within the district. Although the proposed Ordinance would not directly further the establishment of new community arts or health centers, it would be a concrete step in making former PDR spaces accessible for the establishment of these types of uses by removing the financial barrier of PDR replacement requirements.

Implementation

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

Recommendation

The Department recommends that the Commission *approve with modifications* 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 exempt *all* Institutional Uses from the requirements of 202.8.
2. Retain the language proposed for deletion in Sec. 202.8(a)(6). *This is a technical correction.*

Basis for Recommendation

Prop X already identified Arts Activities and Institutional Community Uses as desirable for industrial districts within the Eastern Neighborhoods by requiring replacement of them in cases of conversion. New Arts Activities and Institutional Community Uses that seek to establish themselves in the Eastern Neighborhoods should be encouraged to locate in the area, rather than discouraged through the requirement to replace former PDR spaces. Institutional Educational uses fit well into former PDR spaces, and often struggle to find buildings other than PDR spaces in which to locate. Additionally, the SoMa Pilipinas Cultural District has identified the need for more schools to be located within their district. PDR replacement requirements are cost-prohibitive to all three of these use types that the City seeks to encourage and therefore should not be subject to Sec. 202.8.

Recommendation 1: Modify the Ordinance to exempt all Institutional Uses from the requirements of 202.8. Staff understands that the Sponsor's intent is to ensure that community serving uses are able to locate in affordable and appropriately size spaces in the Eastern Neighborhoods. The larger Institutional Use category would add uses like Residential Care Facilities and Schools to the types of uses that would not be subject to the replacement requirements. Both uses are assets to the community, and often have difficulty finding affordable locations. The larger Institutional uses under the Institutional Uses definition, such as Hospital and Post-Secondary Educational Institution, require Institutional Master Plans (IMPs). The IMP process would allow for additional scrutiny by the public and Commission. Additionally, the proposed amendments would not change current land use controls in any of the districts; many of the more intensive uses within the Institutional Use umbrella are Not Permitted to locate within the affected area in the first place. Hospitals, for example, are Not Permitted in MUG or MUR districts unless located within a historic building, and Not Permitted at all in SALI districts. The proposed Ordinance would not change these controls.

Recommendation 2: Retain the language proposed for deletion in Sec. 202.8(a)(6).2. Sec. 202.8(a)(6) currently allows for replacement space to be used for PDR or Arts Activities uses if the space it is replacing was formerly either Arts Activities or PDR. In other words, the two uses may be interchanged without triggering replacement requirements. Institutional Community Uses, however, may not be changed to any other use without triggering replacement requirements. The proposed Ordinance would exempt all districts subject to Prop X, *except* UMU from replacement requirements if switching from one “protected” use to another. Since UMU is not being affected by this Ordinance, this subsection and requirement needs to remain in the Code, as it still applies to UMU districts as they were zoned in 2016 when Prop X was passed.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

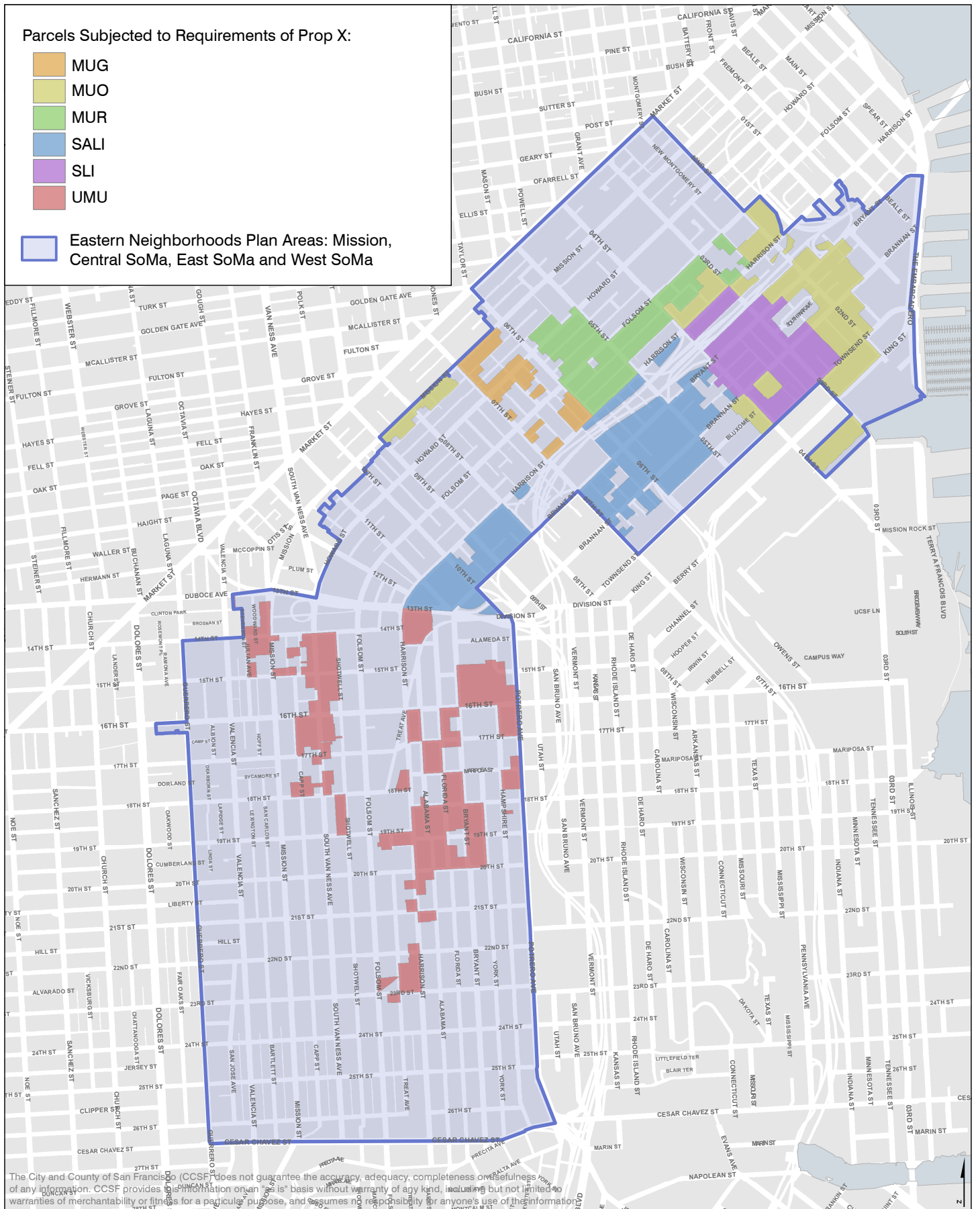
Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Map of Zoning Districts Subject to Prop X
- Exhibit C: Board of Supervisors File No. 230863

Proposition X: Requiring CU & Replacement of Certain PDR, Institutional Community & Arts Activity Uses



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.