

**REVISED LEGISLATIVE DIGEST**  
(Amended in Committee, 9/19/2022)

[Planning Code, Zoning Map - Production, Distribution, and Repair Uses]

**Ordinance amending the Planning Code and Zoning Map to eliminate the Industrial Protection Zone Special Use District, and allow Social Service or Philanthropic Facilities Uses greater than 5,000 gross square feet subject to a conditional use authorization in PDR-2 districts; allowing Self Storage in PDR-2 Districts, subject to certain conditions; 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 Industrial Protection Zone Special Use District (IPZ) was created in 2001 to protect and preserve production, distribution and repair land uses and activities from competing higher priced land uses and activities. The IPZ is predominantly located in the Bayshore and Bayview neighborhoods.

Social Services and Philanthropic Facility Uses greater than 5,000 gross square feet are not permitted in the Production, Distribution, and Repair 2 (PDR-2) zoning district.

Amendments to Current Law

This ordinance would delete the IPZ SUD from the Planning Code and the relevant Zoning Maps.

It would also allow Social Services and Philanthropic Facility uses greater than 5,000 gross square feet subject to a Conditional Use Authorization subject in the PDR-2 zoning. It would also allow Self-Storage uses in PDR-2, if the application was filed on or before December 31, 2022, and 50% of the parcel area constitutes certain ground floor PDR uses.

Background Information

The IPZ was intended to be removed when stronger PDR zoning controls generally replaced M-1 and M-2 zoning in 2008. However, the IPZ still remains and continues to refer to the outdated M-1 and M-2 zoning. This causes undue confusion, and undermines the PDR-2 controls that apply to neighborhoods located in the IPZ.

FILE NO. 220041

The legislation was amended on September 19, 2022 to remove certain conditions for Social Services and Philanthropic Facility uses greater than 5,000 gross square feet, and Self-Storage

n:\legana\as2022\2200281\01628998.docx