

LEGISLATIVE DIGEST

[Planning Code and Zoning Map Amendments - India Basin Industrial Park]

Ordinance amending the San Francisco Planning Code Section 249.42 to: 1) allow outpatient medical care clinics; 2) amend Zoning Map Sheet 8 SU of the San Francisco Planning Code to add parcels in Block No. 5211, Lot Nos. 29 through 54 to the India Basin Special Use District and remove the parcel in Block No. 5211, Lot No. 28 from the Design and Development Special Use District and add it to the India Basin Special Use District; and 3) make environmental findings and findings of consistency with general plan.

Existing Law

The India Basin Industrial Park Special Use District (IBIP SUD) was established to enhance and protect certain retail, office, and social services uses in the India Basin Industrial Park area, part of a former redevelopment plan area. The IBIP SUD provides that certain parcels in close proximity to Third Street, are subject to PDR-2 District zoning controls except for certain special controls that apply to office, retail institutional and off-street parking controls. In the case of institutional uses pertaining to health care clinics, the IBIP SUD contains no special provisions and thus the underlying PDR-2 zoning controls apply. In the PDR-2 zoning district, health care clinics as defined in Planning Code Section 217(d) that are affiliated with medical institutions that have met the applicable institutional master plan requirements of Planning Code Section 304.5 are not permitted. Under Planning Code Section 217(e), health care clinics not affiliated with medical institutions as defined in Planning Code Section 217(d), are permitted in the PDR-2 zoning district if under 5,000 square feet.

Amendments to Current Law

The ordinance would remove the parcel in Block No. 5211, Lot No. 028 from the Design Development Special Use District and add parcels in Block No. 5211, Lot Nos. 028 through 054 to the IBIP SUD. This area is generally bounded by Third Street, Cargo Way, Quint Street and Custer Avenue. The ordinance would amend the IBIP SUD controls to authorize outpatient health care clinics to be principally permitted use if the gross floor area is less than 15,000 square feet. Such uses may be affiliated with a medical institution that has met the applicable institutional master plan requirements of Planning Code Section 304.5. Outpatient health care clinics of 15,000 square feet or greater, whether or not affiliated with a medical institution would require a conditional use permit.

Background Information

The legislation would allow a child abuse prevention center and center for youth wellness in IBIP SUD.