

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Aaron Peskin, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: September 14, 2020

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, September 15, 2020

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, September 14, 2020. This item was acted upon at the Committee Meeting on Monday, September 15, 2020, at 1:30 p.m., by the votes indicated.

Item No. 78 **File No. 200852**

Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; 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.

AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE

Vote: Supervisor Aaron Peskin - Aye
Supervisor Ahsha Safai - Aye
Supervisor Dean Preston - Aye

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Aaron Peskin - Aye
Supervisor Ahsha Safai - Aye
Supervisor Dean Preston - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney
Kristen Jensen, Deputy City Attorney

File No. 200852 Committee Item No. 6
 Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 14, 2020
 Board of Supervisors Meeting Date September 22, 2020

Cmte Board

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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC Reso No. 20687</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice 091420</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Comm Rpt Req 091020</u> |
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Completed by: Erica Major Date September 10, 2020
 Completed by: Erica Major Date September 14, 2020

1 [Planning Code, Zoning Map - Rezone Certain Industrial Parcels]

2

3 **Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in**
4 **Industrial Use Districts to Production, Distribution, and Repair and other Use Districts;**
5 **affirming the Planning Department’s determination under the California Environmental**
6 **Quality Act; making findings of consistency with the General Plan, and the eight**
7 **priority policies of Planning Code, Section 101.1; and making findings of public**
8 **necessity, convenience, and welfare under Planning Code, Section 302.**

9

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

13

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

15

Section 1. Environmental and Planning Code Findings.

16

(a) The Planning Department has determined that the actions contemplated in this
17 ordinance comply with the California Environmental Quality Act (California Public Resources
18 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
19 Supervisors in File No. 200852 and is incorporated herein by reference. The Board affirms
20 this determination.

21

(b) On April 23, 2020, the Planning Commission, in Resolution No. 20687,
22 recommended the Planning Code and Zoning Map amendments in this ordinance for approval
23 and adopted findings that the actions contemplated in this ordinance are consistent, on
24 balance, with the City’s General Plan and eight priority policies of Planning Code Section
25 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with

1 the Clerk of the Board of Supervisors in File No. 200852, and is incorporated herein by
 2 reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
 4 Planning Code and Zoning Map amendments in this ordinance will serve the public necessity,
 5 convenience, and welfare for the reasons set forth in Planning Commission Resolution No.
 6 20687, and the Board incorporates such reasons herein by reference.

7

8 Section 2. The Planning Code is hereby amended by revising Zoning Use District
 9 Maps ZN01, ZN08, and ZN10, as follows:

10

<u>Description of Property</u>		<u>Use Districts to be</u>	<u>Use Districts</u>
<u>Assessor's</u>	<u>Lot</u>	<u>Superseded</u>	<u>Hereby Approved</u>
<u>Block</u>			
3766	010	RH-DTR/M-1	P
	011	M-1	P
3769	002	M-1	RH-DTR
4280	025	M-1	UMU
4290	018	M-1 / M-2	PDR-2
4291	017, 018	M-2	PDR-2
4310	003	M-2	PDR-2
4324	003, 004	M-1 / RM-2	PDR-2 / RM-2
4327A	020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039,	M-1	PDR-2

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	040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075		
4329	010, 011, 012	M-1	P
	008, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028	M-1	PDR-2
4346	001	M-2	PDR-2
4347B	005, 007	M-2	PDR-2
4349	001, 002, 002A, 003A, 003B, 004, 004A, 012, 013, 014	M-2	PDR-2
4356	001A	M-2	PDR-2
4382	003, 005	M-2	PDR-2
4991	007	M-1	PDR-2
	008, 009	M-1 / M-2	PDR-2
	953	RH-1 / M-1	P
	954	RH-1 / M-1	PDR-2
5091	010	M-1	PDR-2
	011	M-2	PDR-2

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5099	002	M-1	PDR-2
5100	007	M-1	MUG
5102	010	M-2	P
5104	001, 004, 005	M-2	PDR-2
5107	003, 004, 005	M-1	MUG
5214	001, 004	M-2	PDR-2
5215	020	M-2	PDR-2
5228	012	M-2	PDR-2
5232	004, 008, 012	M-2	PDR-2
	011	M-1 / M-2	PDR-2
5250	019, 020, 026	M-2	PDR-2
	024	M-1 / M-2 / PDR-2	PDR-2
5262	002	M-1 / M-2	PDR-2
	010, 011	M-1	PDR-2
	009	P / M-1 / M-2	P
5280	003, 004, 005	M-1	PDR-2
5281	007, 008, 009, 010, 011	M-1	PDR-2
5303	004	M-1	PDR-2
5304	015, 031, 032	M-1	PDR-2
5313	033, 034	M-1	PDR-2
5415	004, 006, 007, 008, 011, 012, 013, 014, 015	M-1	PDR-2

1	5431A			PDR-2
2		010, 019, 021, 022, 026,	M-1	
3		027, 028, 029, 031		
4	5451	019	P / M-1	PDR-1-B
5	5853	042, 043	M-1 / RH-1	RH-1
6				
7		046	M-1	P
8		047	P / M-1	P
9	6309	004A, 056, 057, 102, 103	M-1	PDR-1-G

10
11
12 Section 3. Article 2 of the Planning Code is hereby amended by revising Sections
13 210.3 and 210.3A, to read as follows:

14
15 **SEC. 210.3. PDR DISTRICTS.**

16 * * * *

17 **Table 210.3**

18 **ZONING CONTROL TABLE FOR PDR DISTRICTS**

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Sales and Service Category					

1	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P (1)	P (10)	P (9)	P (1)
2	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
3	Storage, Self	§§ 102	NP	NP	NP	NP <u>(22)</u>
4	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

5 * * * *

6
7
8 (22) NP except that a ~~proposed~~ Self Storage use is Principally Permitted, and is exempt
9 from the retail limits of Section 210.3A, provided that the Self Storage use also includes at
10 least 0.8 Floor Area Ratio of ground floor PDR uses, on any lot adjacent to in the Eastern
11 Neighborhoods Plan Area that was in an M-2 District if a Development Application, as defined
12 in Section 401, for the establishment of such use was submitted to the City by on October 31,
13 2019 and was rezoned to a PDR-2 District by the ordinance in Board File No. 200852. This
14 note shall expire by operation of law on June 1, 2030, unless the Board of Supervisors, on or
15 before that date, extends or re-enacts it, provided that any authorization granted hereunder
16 shall be valid for such period of time as the conditions of approval of such authorization
17 provides, notwithstanding the expiration of this section. Following the expiration of this
18 section, the City Attorney shall cause this Section to be removed from the Municipal Code.

19
20 **SEC. 210.3A. NON-ACCESSORY USE SIZE LIMITS FOR CERTAIN RETAIL AND OFFICE**
21 **USES IN PDR-1-B AND PDR-2 DISTRICTS.**

22 In order to preserve land and building space for light industrial activities, certain non-
23 accessory Retail and Office Uses that exceed the square footage stated in the table below
24 shall not be permitted in PDR-1-B and PDR-2 Districts. The use area shall be measured as
25 the Occupied Floor Area of all retail or offices activities on a lot that have a (1) or (2) in the

1 respective zoning district's use control column in Table 210.3 (Zoning Control Table for PDR
2 Districts). Additionally, a cumulative use size maximum applies in PDR-1-B and PDR-2
3 Districts, such that the combined floor area of any and all uses permitted by Table 210.3 with
4 a (1) or (2) in the respective zoning district's use control column may not exceed the limits
5 stated in the table below for any given lot. The size limits in this Section 210.3A shall not apply to
6 uses permitted by Table 210.3 that do not have a (1) or (2) in the respective zoning district's use
7 control column.

8 * * * *

9 Section 4. Operative and Effective Date.

10 (a) Effective Date. This ordinance shall become effective 30 days after enactment.
11 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
12 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
13 Supervisors overrides the Mayor's veto of the ordinance.

14 (b) Operative Date. This ordinance shall become operative on its effective date stated
15 in subsection (a), or on the effective date of the ordinance in Board of Supervisors File No.
16 ~~200556200422~~, establishing the Market Octavia Plan AmendmentBalboa Reservoir Special
17 Use District, whichever is later.

18
19 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
20 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
21 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
22 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
23 additions, and Board amendment deletions in accordance with the "Note" that appears under
24 the official title of the ordinance.

25

1 APPROVED AS TO FORM:
2 DENNIS J. HERRERA, City Attorney

3 By: /s/ Peter R. Miljanich
4 PETER R. MILJANICH
5 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee, 9/14/2020)

[Planning Code, Zoning Map - Rezone Certain Industrial Parcels]

Ordinance amending the Planning Code by revising Zoning Use District Maps ZN01, ZN08, and ZN10 to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; 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.

Existing Law

Currently, certain parcels in Zoning Use District Maps ZN01, ZN08, and ZN10 are zoned M-1 (Light Industrial), M-2 (Heavy Industrial), P (Public), and RH-1 (Residential, House, One-Family), RH-DTR (Rincon Hill Downtown Residential).

Amendments to Current Law

The ordinance would amend Zoning Use District Maps ZN01, ZN08, and ZN10 to rezone these certain parcels to PDR-1-B (Production Distribution and Repair- Light Industrial Buffer), PDR-1-G (Production Distribution and Repair- General), and PDR-2 (Core Production Distribution and Repair). This ordinance would also rezone a limited number of these parcels to P (Public), RH-1 (Residential, House Districts, One Family), RH-DTR (Rincon Hill Downtown Residential), MUG (Mixed Use- General), and UMU (Urban Mixed Use).

Self Storage uses are generally not permitted in PDR districts. This ordinance provides that a Self Storage use is principally permitted, and is exempt from the retail limits of Section 210.3A, provided that the Self Storage use also includes at least 0.8 Floor Area Ratio of ground floor PDR uses, on any lot in the Eastern Neighborhoods Plan Area that was in an M-2 District on October 31, 2019 and was rezoned to a PDR-2 District by this ordinance. The limited exception for certain Self-Storage uses in this ordinance shall expire by operation of law on June 1, 2030.

Background Information

This Legislative Digest reflects amendments made by the Land Use Committee of the Board of Supervisors on September 14, 2020. These amendments include modifications to the requirements for certain Self-Storage uses to be principally permitted in PDR-2 Districts, and a modification to the operative date of this ordinance.

FILE NO. 200852

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20687

HEARING DATE: APRIL 23, 2020

Project Name: **M-1 & M-2 Rezoning**
Case Number: **2018-001443MAP** [Board File No. TBD]
Initiated by: Planning Commission
Staff Contact: **Diego Sanchez**, Legislative Affairs
diego.sanchez@sfgov.org, 415-575-9082
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESOLUTION APPROVING A PROPOSED ORDINANCE WITH MODIFICATIONS THAT WOULD AMEND PLANNING CODE AND THE ZONING MAP TO REZONE CERTAIN PARCELS IN INDUSTRIAL USE DISTRICTS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on February 13, 2020 the Planning Commission (hereinafter "Commission") initiated a Resolution No. 20652 to amend the Planning Code and Zoning Map to rezone certain parcels in Industrial Use Districts;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on March 19, 2020; and

WHEREAS, at its March 19, 2020 the Commission voted unanimously to continue its consideration of the proposed Ordinance to its March 26, 2020 hearing; and

WHEREAS, at its March 26, 2020 the Commission voted unanimously to continue its consideration of the proposed Ordinance to its April 9, 2020 hearing; and

WHEREAS, at its April 9, 2020 the Commission voted unanimously to continue its consideration of the proposed Ordinance to its April 23, 2020 hearing; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15061(b)(3); 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 1650 Mission Street, Suite 400, 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 modification includes:

Amending the language in proposed Note 22 to:

(22) NP except that a Self-Storage use is Principally Permitted, and is exempt from the retail limits of Section 210.3A, provided that the Self Storage use also includes at least 0.8 Floor Area Ratio of ground floor PDR uses, on any lot in the Eastern Neighborhoods Plan Area that was in an M-2 District on October 31, 2019 and was rezoned to a PDR-2 District by the ordinance in Board File No. 20-XXX. This note shall expire by operation of law on June 1, 2030, unless the Board of Supervisors, on or before that date, extends or re-enacts it, provided that any authorization granted hereunder shall be valid for such period of time as the conditions of approval of such authorization provides, notwithstanding the expiration of this section. Following the expiration of this section, the City Attorney shall cause this Section to be removed from the Municipal Code.

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:

1. Given that the City's economy has changed, and sensitive uses have sprawled into new areas, the City's zoning map must respond. Rezoning properties in the City's eastern half to newer, more relevant zoning districts allows the City an adequate response.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed Ordinance seeks to further the existing commercial and industrial land use plan by rezoning specific properties to appropriate zoning districts based on their location in the City, their relation to other

existing uses and zoning districts, and their current use. The proposed Ordinance aligns with the principles of (1) maintaining a functional area for production, distribution and services and another for residential purposes and the community facilities closely related to residential activities; (2) defining the working areas of the City so as to increase its efficiency as a specialized center of management, production, service or distribution; and (3) relating the working areas to the trafficways and transit systems so as to minimize time and distance in the journey to work from each of the community areas of the city and from within the San Francisco Bay Region. These three principles are integral elements of citywide land use planning for commerce and industry.

3. **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 because the Ordinance generally seeks to rezone industrially used property.

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 because the Ordinance proposes to rezone industrially used properties to an industrial zoning district.

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 as the Ordinance seeks to rezone industrially zoned property to an appropriate industrial zoning district.

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 because the Ordinance seeks to rezone property used for industrial purposes to an appropriate industrial zoning district.

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 as the Ordinance generally proposes to rezone industrially used properties to an appropriate industrial zoning district.

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 because the Ordinance seeks to amend the Zoning Map.

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 because the Ordinance generally rezones property to match its current use.

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 since the Ordinance generally seeks to rezone property for industrial purposes.

4. **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 MODIFICATION the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 23, 2020.



Jonas P. Ionin
Commission Secretary

AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore

NOES: None

ABSENT: None

ADOPTED: April 23, 2020

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

**NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matters and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: September 14, 2020

Time: 1:30 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26, 78, or 99 (depending on provider)

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: File No. 200852. Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; 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.

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN: <https://sfbos.org/remote-meeting-call>


Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 11, 2020.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major (Erica.Major@sfgov.org) – (415) 554-4441

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*


Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

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EXM# 3395147

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

EDM Land Use Agenda - 200852 Zoning Map

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/04/2020

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NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE SEPTEMBER 14, 2020 - 1:30 PM

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee of the City and County of San Francisco will hold a remote public hearing to consider the following matters and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 200852. Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; 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. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convert remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT - CALL-IN - WATCH: SF Cable Channel 26, 78, or 99 (depending on provider) once the meeting starts, and the telephone number and Meeting ID will be displayed on the screen; or VISIT: <https://sfbos.org/remote-meeting-call> Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the

attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to these matters are available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to these matters will be available for public review on Friday, September 11, 2020. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee, Erica Major (Erica.Major@sfgov.org) - (415) 554-4441. Please Note: The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.



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Member, Board of Supervisors
District 3



City and County of San Francisco

AARON PESKIN

DATE: September 10, 2020

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Aaron Peskin, Chair, Land Use and Transportation
Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, September 15, 2020, as Committee Reports:

200673 Planning Code - Conversion of Certain Limited Restaurants to Restaurants - North Beach Neighborhood Special Use District

Ordinance amending the Planning Code to allow certain Limited Restaurants in the North Beach Special Use District to convert to Restaurants that may apply for liquor licenses; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

200785 Existing Building Code - Mandatory Earthquake Retrofit - Compliance Deadline

Ordinance amending the Existing Building Code to extend the date for completion of work for the seismic retrofitting of Tier IV wood-frame buildings to September 15, 2021.

200852 Planning Code, Zoning Map - Rezone Certain Industrial Parcels

Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; 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

COMMITTEE REPORT MEMORANDUM

Land Use and Transportation Committee

Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, September 14, 2020, at 1:30 p.m.

/s/ Aaron Peskin