

1 [Planning Code and Zoning Map - Delete Life Science and Medical Special Use District]

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3 **Ordinance amending the Planning Code and Zoning Map to eliminate the Life Science**
 4 **and Medical Special Use District; affirming the Planning Department’s determination**
 5 **under the California Environmental Quality Act; making findings of consistency with**
 6 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
 7 **adopting findings of public necessity, convenience, and welfare under Planning Code,**
 8 **Section 302.**

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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.

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

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16 Section 1. Findings.

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(a) The Planning Department has determined that the actions contemplated in this
 18 ordinance comply with the California Environmental Quality Act (California Public Resources
 19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 20 Supervisors in File No. 210497 and is incorporated herein by reference. The Board affirms
 21 this determination.

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(b) On July 22, 2021, the Planning Commission, in Resolution No. 20943, adopted
 23 findings that the actions contemplated in this ordinance are consistent, on balance, with the
 24 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
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1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 210497, and is incorporated herein by reference.

3 (c) This Board finds that this ordinance will serve the public necessity, convenience,
4 and welfare, pursuant to Planning Code Section 302, for the reasons set forth in Planning
5 Commission Resolution No. 20943 and the Board incorporates such reasons herein by
6 reference. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in
7 File No. 210497.

8 (d) The Life Science and Medical Special Use District does not serve the
9 neighborhood and is not consistent with the policy of the Eastern Neighborhoods Plan,
10 specifically Policy 1.1.5, to create a buffer around the Dogpatch Neighborhood to protect
11 against encroachment of larger office and life science research uses. There are office and life
12 science uses that have located in this Special Use District that do not serve or contribute in a
13 positive way to the neighborhood. These businesses also locate in spaces that may
14 otherwise be available as PDR and maker spaces, resulting in a less diverse set of uses in an
15 eclectic and vibrant community that has included car repair, artists, fish mongers, metal
16 smiths, and yoga studios, to name a few. The neighborhood would like to encourage more
17 neighborhood-serving uses such as a grocery store, dry cleaner, or a pharmacy open to the
18 neighborhood. The Dogpatch community seeks to reduce the loss of its historical integrity
19 and the destruction of the character of the neighborhood. Uses related to the UCSF campus
20 nearby have displaced - and could continue to displace - some of the more diverse
21 businesses, opportunities for these uses, as well as housing opportunities, in this area.

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23 Section 2. The Planning Code is hereby amended by deleting Section 249.36, as
24 follows:

25 ~~**SEC. 249.36. LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT.**~~

1 ~~(a) Purpose. The Life Science and Medical Special Use District is intended to support uses~~
2 ~~that benefit from proximity to the University of California, San Francisco (UCSF) campus at Mission~~
3 ~~Bay. These uses include medical office and life science (biotechnology) uses.~~

4 ~~(b) Geography. The boundaries of the Life Science and Medical Special Use District are~~
5 ~~shown on Sectional Map No. 8SU of the Zoning Map. Generally, the area borders Mariposa St. on the~~
6 ~~north, 23rd St. on the south, I-280 to the west, and 3rd St. to the east. Within this area, the Dogpatch~~
7 ~~Historic District is generally excluded.~~

8 ~~(c) Controls. All provisions of the Planning Code currently applicable shall continue to apply,~~
9 ~~except as otherwise provided in this Section 249.36:~~

10 ~~—— (1) Medical Services. Medical services, including medical offices and clinics, as~~
11 ~~defined in Section 890.114, are a Principally Permitted Use and are exempted from use size limitations,~~
12 ~~PDR replacement requirements (Sec. 202.7), and vertical (floor-by-floor) zoning controls (Sec.~~
13 ~~803.9(f)). For the purposes of this Section, a medical service use may be affiliated with a hospital or~~
14 ~~medical center as defined in 890.44.~~

15 ~~—— (2) Life Science Offices. Office uses that contain Life Science facilities, as defined in~~
16 ~~Section 890.53, are a Principally Permitted Use and are exempted from use size limitations, PDR~~
17 ~~replacement requirements (Sec. 202.7), and vertical (floor-by-floor) zoning controls (Sec. 210.3C and~~
18 ~~803.9(f)).~~

19 ~~—— (3) Life Science Laboratories. Laboratories that engage in life science research and~~
20 ~~development, as defined in Section 890.52, are a Principally Permitted Use and are exempted from use~~
21 ~~size limitations, PDR replacement requirements (Sec. 202.7), and vertical (floor-by-floor) zoning~~
22 ~~controls (Sec. 210.3C and 803.9(f)).~~

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24 Section 2. The San Francisco Zoning Map, Sheet SU 08, is hereby amended by
25 deleting the “Life Science and Medical SUD” from Zoning Map Sheet SU 08.

