



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
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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