

REVISED LEGISLATIVE DIGEST

(5/1/2017, Amended in Committee)

[Planning Code, Zoning Map - Production, Distribution, and Repair Controls; Eliminating the Transit-Oriented Retail Special Use District, and Correcting Height Limits in the UMU District]

Ordinance amending the Planning Code and Zoning Map to prohibit Gym and Massage uses in the Production, Distribution, and Repair (PDR) zoning districts, eliminate the Transit-Oriented Retail Special Use District, which includes all parcels in PDR districts along 16th Street from Mission Street to Potrero Avenue, and correct the height limits on certain parcels in the Urban Mixed Use (UMU) District to allow for groundfloor PDR uses; affirming the Planning Commission'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, and findings of public necessity, convenience, and welfare under Planning Code Section 302.

Existing Law

San Francisco Planning Code Section 210.3 regulates the use permitted within the Production, Distribution, and Repair (PDR) zoning districts, which are generally located within the South of Market neighborhoods. Existing law allows Gym and Massage, Foot/Chair uses, both as defined in Planning Code Section 102, and permits with a conditional use authorization Massage Establishment use, also as defined in Section 102.

Planning Code Section 210.3C currently allows the Planning Commission to permit certain otherwise prohibited uses (specifically Office and Institutional Uses) within the PDR-1-D (Design) and PDR-1-G (General) zoning districts if the proposed project also includes new PDR uses, covering at least 1/3 of the total gross floor area developed.

Amendments to Current Law

The proposed legislation would prohibit new Gym use within the PDR districts, except as provided in Planning Code Section 210.3C.

The proposed legislation would also amend Section 210.3C to allow the Planning Commission to approve Gym use in the PDR zoning districts if the proposed project also includes new PDR uses, covering at least 1/3 of the total gross floor area developed.

The proposed legislation would also delete the Transit-Oriented Retail Special Use District, which runs along 16th Street from Mission to Potrero, and revise the height limits in certain UMU (Urban Mixed Use) District, as defined in Planning Code Section 843, to allow for ground-floor PDR uses.

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