

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

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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.**

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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.

13

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

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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.

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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

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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**

19 <b>Zoning</b>	20 <b>§ References</b>	<b>PDR-1-B</b>	<b>PDR-1-D</b>	<b>PDR-1-G</b>	<b>PDR-2</b>
21 * * * *					
22 <b>NON-RESIDENTIAL STANDARDS AND USES</b>					
23 * * * *					
24 <b>Sales and Service Category</b>					

1	<b>Retail Sales and Service Uses*</b>	§§ 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 \* \* \* \*

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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 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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City and County of San Francisco

Tails  
Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 200852

Date Passed: September 22, 2020

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.

September 14, 2020 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

September 14, 2020 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

September 15, 2020 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

September 22, 2020 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200852

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 9/22/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

9.24.20

Date Approved