

1 [Planning Code and Zoning Map Amendments - India Basin Industrial Park]

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3 **Ordinance amending the San Francisco Planning Code Section 249.42 to: 1) allow**
 4 **outpatient medical care clinics; 2) amend Zoning Map Sheet 8 SU of the San Francisco**
 5 **Planning Code to add parcels in Block No. 5211, Lot Nos. 29 through 54 to the India**
 6 **Basin Special Use District and remove the parcel in Block No. 5211, Lot No. 28 from the**
 7 **Design and Development Special Use District and add it to the India Basin Special Use**
 8 **District; and 3) make environmental findings and findings of consistency with general**
 9 **plan.**

10 NOTE: Additions are *single-underline italics Times New Roman*;
 11 deletions are ~~*strike-through italics Times New Roman*~~.
 12 Board amendment additions are double-underlined;
 Board amendment deletions are ~~strike-through normal~~.

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

14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this
 16 ordinance are in compliance with the California Environmental Quality Act (California Public
 17 Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the
 18 Board of Supervisors in File No. _____ and is incorporated herein by reference.

19 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
 20 ordinance will serve the public necessity, convenience and welfare for the reasons specified in
 21 this legislation and in Planning Commission Resolution No. _____, which is
 22 incorporated herein by reference as though fully set forth. A copy of said Resolution is on file
 23 with the Clerk of the Board in File No. _____.

24 (c) This Board finds that these Planning Code amendments are consistent with the
 25 General Plan and the Priority Policies of Section 101.1(b) of the Planning Code for the

1 reasons set forth in said Planning Commission Resolution No. _____, and the Board
2 hereby incorporates such reasons into this ordinance by this reference.

3 Section 2. The San Francisco Planning Code is hereby amended by amending Section
4 249.42 to read as follows:

5 SEC. 249.42. INDIA BASIN INDUSTRIAL PARK SPECIAL USE DISTRICT

6 In order to provide continued enhancement and protection of certain retail, office, and
7 social service uses in the India Basin Industrial Park area, and to generally retain setback
8 requirements previously required under the India Basin Industrial Park Redevelopment Plan,
9 there shall be an India Basin Industrial Park Special Use District, the boundaries of which are
10 shown on Sectional Map 8SU and 10SU of the Zoning Map. The following provisions shall
11 apply within this Special Use District:

12 (a) Parcels in close proximity to Third Street. Parcels numbers 5203/035, 5203/043,
13 5203/083, 5203/084, 5211/028-054, 5235/012, 5235/015, 5242/001, 5242/002, 5242/007 and
14 5242/031, are subject to the provisions of the PDR-2 District except as provided below:

15 1. Office Uses. Office uses within the meaning of Section 219 shall not be subject
16 to the use size limits for office uses in the PDR-2 District set forth in Section 219 and the non-
17 residential use size limits in the PDR-2 District set forth in Section 121.8, however, a new or
18 expanded office use is not permitted if the total amount of office use on one of the parcels
19 designated above would exceed 50,000 gross square feet.

20 2. Retail uses. Retail uses within the meaning of Section 218 shall not be subject
21 to the use size limits for retail uses in the PDR-2 District set forth in Section 218 and the non-
22 residential use size limits for the PDR-2 District set forth in Section 121.8, however, any
23 individual new or expanded retail use that contains a gross floor area greater than 5,999
24 square feet shall require Conditional Use authorization pursuant to Section 303 and must
25 comply with the criteria of Sections 121.2(a)(1) through (3).

1 3. Institutional uses. Social service facilities within the meaning of Section 217(d)
2 shall not be subject to the use-size limit for the PDR-2 District set forth in Section 217(d).
3 Child-care facilities within the meaning of Section 217(e) shall be principally permitted. Clinics
4 primarily providing outpatient care in medical, psychiatric or other healing arts shall be principally
5 permitted if the gross floor area of such facility is less than 15,000 square feet. Such clinics may be
6 affiliated with a medical institution, which institution has met the applicable provisions of Section
7 304.5 of this Code concerning institutional master plans. Clinics primarily providing outpatient care
8 in medical, psychiatric or other healing art with a gross floor area equal to or greater than 15,000
9 square feet, whether or not affiliated with a medical institution, which institution has met the applicable
10 provisions of Section 304.5 of this Code concerning institutional master plans, shall require conditional
11 use authorization pursuant to Section 303.

12 4. Off-Street Parking. The minimum off-street parking requirements set forth in
13 Section 151 shall not apply. However, for the purpose of determining the maximum amount of
14 parking allowed as an accessory use under Section 204.5, the amount of parking required by
15 this Code shall be the amount set forth in Section 151.

16 (b) Front setbacks. All parcels within this Special Use District shall provide
17 landscaped front setbacks at depths and along frontages identified in this Subsection. The
18 intent is to maintain and reinforce existing landscaped front setbacks, including the
19 landscaped berms, India Basin Industrial Park signs, and tree hedges. Such setbacks shall be
20 completely and appropriately landscaped and shall remain unpaved and devoted to plant
21 material, excepting reasonable space necessary for ingress and egress to properties. Except
22 as set forth in this Subsection for corner properties, only those permitted obstructions
23 identified in Section 132(f) shall be permitted within such front setback. Corner properties with
24 frontage along more than one street identified below shall provide the required setback along
25 all applicable frontages with two exceptions: (1) the required setback along each frontage may

1 be reduced to the depth of the front setback of an existing building on an adjacent lot along
 2 the same frontage, provided that the adjacent building occupies at least half of the width of the
 3 adjacent lot, and (2) building elements may extend into portions of the required setback,
 4 resulting in an irregular setback, provided that the total area of the resulting setback along
 5 each frontage is at least equal to the total area of the setback that would otherwise be
 6 required. The required front setbacks are as follows:

- 7 1. Third Street, east side, north of Burke Avenue, 10 feet.
- 8 2. Third Street, east side, south of Burke Avenue, 15 feet.
- 9 3. Evans Avenue, north side, 15 feet.
- 10 4. Evans Avenue, south side between Third Street and Mendell Street, 15 feet.
- 11 5. Cargo Way, south side, 15 feet.

12 Section 3. The San Francisco Planning Code is hereby amended by amending Zoning
 13 Map Sheet SU 8 as follows:

15 Assessor Block Lot Parcel 16 Number	Use District Hereby Approved
17 5211029	India Basin Industrial Park Special Use District
18 5211030	India Basin Industrial Park Special Use District
19 5211031	India Basin Industrial Park Special Use District
20 5211032	India Basin Industrial Park Special Use District
21 5211033	India Basin Industrial Park Special Use District
22 5211034	India Basin Industrial Park Special Use District
23 5211035	India Basin Industrial Park Special Use District
24 5211036	India Basin Industrial Park Special Use District
25 5211037	India Basin Industrial Park Special Use District

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Assessor Block Lot Parcel Number	Use District Hereby Approved
5211038	India Basin Industrial Park Special Use District
5211039	India Basin Industrial Park Special Use District
5211040	India Basin Industrial Park Special Use District
5211041	India Basin Industrial Park Special Use District
5211042	India Basin Industrial Park Special Use District
5211043	India Basin Industrial Park Special Use District
5211044	India Basin Industrial Park Special Use District
5211045	India Basin Industrial Park Special Use District
5211046	India Basin Industrial Park Special Use District
5211047	India Basin Industrial Park Special Use District
5211048	India Basin Industrial Park Special Use District
5211049	India Basin Industrial Park Special Use District
5211050	India Basin Industrial Park Special Use District
5211051	India Basin Industrial Park Special Use District
5211052	India Basin Industrial Park Special Use District
5211053	India Basin Industrial Park Special Use District
5211054	India Basin Industrial Park Special Use District

1 Section 4. The San Francisco Planning Code is hereby amended by amending Zoning
2 Map Sheet SU 8 as follows:

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Assessor Block Lot Parcel Number	Use District to be Superseded	Use District Hereby Approved
52011028	Design Development Special Use District	India Basin Industrial Park Special Use District

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8 Section 5. Effective Date. This ordinance shall become effective 30 days from the
9 date of passage.

10 Section 6. This section is uncodified.

11 In enacting this Ordinance, the Board intends to amend only those words, phrases,
12 paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams or any
13 other constituent part of the Planning Code that are explicitly shown in this legislation as
14 additions, deletions, Board amendment additions, and Board amendment deletions in
15 accordance with the "Note" that appears under the official title of the legislation. This
16 Ordinance shall not be construed to effectuate any unintended amendments. Any additions or
17 deletions not explicitly shown as described above, omissions, or other technical and non-
18 substantive differences between this Ordinance and the Planning Code that are contained in
19 this legislation are purely accidental and shall not effectuate an amendment to the Planning
20 Code. The Board hereby authorizes the City Attorney, in consultation with the Clerk and other
21 affected City departments, to make those necessary adjustments to the published Planning
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1 Code, including non-substantive changes such as renumbering or relettering, to ensure
2 that the published version of the Planning Code is consistent with the laws that this Board
3 enacts.

4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

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7 By: _____
8 Elaine C. Warren
9 Deputy City Attorney

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