

1 [Planning Code - 99 Rhode Island Street]

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3 **Ordinance amending the Planning Code to allow Assessor's Parcel Block No. 3912, Lot**
4 **No. 02, also known as 99 Rhode Island Street, to exceed the cumulative use size**
5 **requirements in Production, Distribution and Repair District-1, Design (PDR-1-D)**
6 **districts; affirming the Planning Department's determination under the California**
7 **Environmental Quality Act; making public necessity, convenience, and welfare findings**
8 **under Planning Code, Section 302; and making findings of consistency with the**
9 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
13 **Board amendment additions** are in **double-underlined Arial font**.
14 **Board amendment deletions** are in ~~**Arial font**~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the action contemplated in this
20 ordinance complies with the California Environmental Quality Act (California Public Resources
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
22 Supervisors in File No. 240929 and is incorporated herein by reference. The Board affirms
23 this determination.

24 (b) On January 9, 2025, the Planning Commission, in Resolution No. 21668, adopted
25 findings that the action contemplated in this ordinance is consistent, on balance, with the
City's General Plan and eight priority policies of Planning Code Section 101.1. The Board

adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 240929, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code amendment will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21668, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 240929 and is incorporated herein by reference.

Section 2. Article 2 of the Planning Code is hereby amended by revising Section 210.3, to read as follows:

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
<i>NON-RESIDENTIAL STANDARDS AND USES</i>					
<i>Development Standards</i>					
* * * *					
Use Size Limits for Retail Sales	§210.2A	See Table 210.3A.	5,000 gross square feet per lot, see	2,500 gross square feet per lot, see	See Table 210.3A.

and Service Uses			reference (10) below.	reference (9) below.	
* * * *					
Industrial Use Category					
* * * *					
School	§102	P(7)	P(7)	NP	NP
* * * *					

* * * *

(7) NP above 20,000 Gross Square Feet, except School uses at Assessor's Parcel Block No. 3912, Lot 002 shall not be subject to a use size limitation. Housing is not permitted.

* * * *

(10) In this District, except for Personal Service uses at Assessor's Parcel Block No. 3912, Lot 002, all uses with this reference number are limited to a cumulative total of 5000 Gross Square Feet per lot. No use size limits shall apply to Personal Service uses at Assessor's Parcel Block No. 3912, Lot 002.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
AUDREY WILLIAMS PEARSON
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: 240929

Date Passed: February 11, 2025

Ordinance amending the Planning Code to allow Assessor's Parcel Block No. 3912, Lot No. 02, also known as 99 Rhode Island Street, to exceed the cumulative use size requirements in Production, Distribution and Repair District-1, Design (PDR-1-D) districts; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

January 27, 2025 Land Use and Transportation Committee - RECOMMENDED

February 04, 2025 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

February 11, 2025 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 240929

**I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
2/11/2025 by the Board of Supervisors of the
City and County of San Francisco.**


Angela Calvillo
Clerk of the Board


Daniel Lurie
Mayor

2/11/25
Date Approved