

1 [India Basin Industrial Park, Planning Code Text Amendment.]

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Ordinance amending the San Francisco Planning Code by adding section 249.42 to

4 **create a new India Basin Industrial Park Special Use District; adopting findings,**

5 **including environmental findings and findings of consistency with the General Plan**

6 **and the Priority Policies of Planning Code Section 101.1.**

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Note: Additions are *single-underline italics Times New Roman*;
deletions are ~~*strikethrough italics Times New Roman*~~.
Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
12 hereby finds and determines that:

13 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
14 Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
15 Planning Commission Resolution No. _____ and incorporates said Resolution herein by
16 reference. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
17 No. _____.

18 (b) This Board of Supervisors finds that this Ordinance is consistent with the General
19 Plan Priorities of Section 101. 1 (b) of the Planning Code for the reasons set forth in Planning
20 Commission Resolution No. _____ and incorporates said Resolution herein by reference. A
21 copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

22 (c) Environmental Findings. The Planning Department has determined that the actions
23 contemplated in this Ordinance are in compliance with the California Environmental Quality
24 Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file
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1 with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by
2 reference.

3 Section 2. The San Francisco Planning Code is hereby amended by adding 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 retain setback requirements
8 previously required under the India Basin Industrial Park Redevelopment Plan, there shall be
9 an India Basin Industrial Park Special Use District, the boundaries of which are shown on
10 Sectional Map 8SU and 10SU of the Zoning Map. The following provisions shall apply within
11 this Special Use District:

12 (a) Parcels in close proximity to Third Street. Parcel numbers (5203/023, 5203/035,
13 5203/043, 5235/012, 5235/015, 5242/001, 5242/002, 5242/007 and 5242/031), are excepted
14 from the following provisions of this Code:

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
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1 square feet shall require Conditional Use authorization pursuant to Section 303 and must
2 comply with the criteria of Sections 121.2(a)(1) through (3).

3 3. Institutional uses. Social service facilities within the meaning of Section 217(d)
4 shall not be subject to the use-size limit for the PDR-2 District set forth in Section 217(d).
5 Child-care facilities within the meaning of Section 217(e) shall be principally permitted.

6 (b) Front setbacks. All parcels within this Special Use District shall provide
7 landscaped front setbacks at depths and along frontages identified in this Subsection. The
8 intent is to maintain and reinforce existing landscaped front setbacks, including the
9 landscaped berms, India Basin Industrial Park signs, and tree hedges. Such setbacks shall
10 be completely and appropriately landscaped and shall remain unpaved and devoted to plant
11 material, excepting reasonable space necessary for ingress and egress to properties. Only
12 those permitted obstructions identified in Section 132(f) shall be permitted within such front
13 setback. Properties with frontage along more than one street identified below shall provide the
14 required setback along all applicable frontages. In no case shall these frontages be less than
15 the following:

- 16 1. Third Street, east side, 15 feet.
- 17 2. Evans Avenue, north side, 15 feet.
- 18 3. Evans Avenue, south side between Third Street and Mendell Street, 15 feet.
- 19 4. Cargo Way, south side, 15 feet.

20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: _____
23 ELAINE C. WARREN
24 Deputy City Attorney

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