

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 7/10/2023)

[Zoning Map - Port of San Francisco Waterfront Plan Update; Waterfront Zoning Correction]

Ordinance amending the Zoning Map of the Planning Code to rezone certain waterfront parcels from P (Public) to M-1 (Light Industrial), and to add Waterfront Special Use District No. 4 covering areas east of the Mission Bay and Southern Waterfront areas; and making environmental findings, including adopting a statement of overriding considerations, and 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

The Planning Code and Zoning Map regulate development in the City, including setting forth requirements for height and bulk, density, and other controls. Sections 235 through 249.93 of the Planning Code establish various Special Use Districts. Sections 240 through 240.3 of the Planning Code establish three Waterfront Special Use Districts that provide development controls and design review procedures for portions of the City's waterfront area. The Zoning Map sets forth the boundaries of these Waterfront Special Use Districts.

Amendments to Current Law

The ordinance would amend Zoning Use District Map ZN08 to rezone a portion of Assessor's Block 3941, lot 031 from P (Public) to M-1 (Light Manufacturing) to correct an earlier, inadvertent rezoning action. This ordinance would also amend Zoning Use District Maps SU08 and SU09 to create new Waterfront Special Use District No. 4.

Background Information

The Port conducted a thorough public planning process for the updated Waterfront Plan, which included the creation of a Waterfront Plan Working Group that presented extensive policy recommendations to the Port Commission, and the adoption of a draft updated Waterfront Plan in 2019. The Planning Commission initiated this ordinance, pursuant to Planning Code section 302, on March 9, 2023. This ordinance is a companion to other legislative amendments to the General Plan and Planning Code that would give effect to the updated Waterfront Plan.