

File No. 230817 Committee Item No. 5  
Board Item No. \_\_\_\_\_

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 11, 2023

Board of Supervisors Meeting Date \_\_\_\_\_

**Cmte Board**

- Motion
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  - Youth Commission Report
  - Introduction Form
  - Department/Agency Cover Letter and/or Report
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- OTHER** (Use back side if additional space is needed)
- Referral CEQA PC 071923 \_\_\_\_\_
  - CEQA Determination 072423 \_\_\_\_\_
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Completed by: Erica Major Date September 7, 2023  
Completed by: Erica Major Date \_\_\_\_\_

1 [Interim Zoning Controls - Extending and Modifying Conditional Use Authorization  
2 Requirement for Parcel Delivery Service Uses]

3 **Resolution extending and modifying interim zoning controls enacted in Resolution No.**  
4 **109-22, to require a Conditional Use authorization for proposed Parcel Delivery Service**  
5 **uses, and to modify those interim controls in two ways: 1) to apply to Parcel Delivery**  
6 **Services uses greater than 10,000 square feet; and 2) to use the definition of Parcel**  
7 **Delivery Services that was in effect as to the effective date of Resolution No. 109-22;**  
8 **affirming the Planning Department’s determination under the California Environmental**  
9 **Quality Act; and making findings of consistency with the General Plan, and the eight**  
10 **priority policies of Planning Code, Sections 101.1 and 306.7.**

11  
12 WHEREAS, Planning Code, Section 306.7 authorizes the Board of Supervisors (the  
13 “Board”) to impose interim controls to allow time for orderly completion of a planning study  
14 and for the adoption of appropriate legislation, which are necessary to ensure that the  
15 legislative scheme that may be ultimately adopted is not undermined during the planning and  
16 legislative process by the approval or issuance of permits authorizing changes of use that  
17 could conflict with that scheme; and

18 WHEREAS, The Planning Department is evaluating the current zoning controls for new  
19 Parcel Delivery Service uses in San Francisco, and is considering potential zoning  
20 amendments and other policy approaches to address these issues; and

21 WHEREAS, On March 31, 2022, the Mayor approved Resolution No. 109-22, which  
22 imposed interim controls for an 18-month period, expiring on September 30, 2023, to require a  
23 Conditional Use authorization for proposed Parcel Delivery Service uses; and

24 WHEREAS, The circumstances that caused the Board to adopt the interim controls in  
25 Resolution No. 109-22 continue to exist; and

1           WHEREAS, In adopting those interim controls, the Board found that it is necessary for  
2 the City to further study and assess new Parcel Delivery Service uses as a component of the  
3 City's future development; and

4           WHEREAS, The Board has determined that the public health, safety and welfare will  
5 best be served by extension of these interim zoning controls at this time, to ensure that any  
6 legislative scheme that the Board may ultimately adopt to regulate Parcel Delivery Service  
7 uses will not be undermined during the planning and legislative process; and

8           WHEREAS, The Board finds that these interim controls are consistent with the General  
9 Plan, in that they satisfy Commerce and Industry Element Objective 1 to "manage economic  
10 growth and change to ensure enhancement of the total city living and working environment,"  
11 and that they do not conflict with any other aspects of the General Plan; and

12           WHEREAS, The following General Plan Policies of the Commerce and Industry  
13 Element are specifically and particularly advanced by these interim controls:

- 14           • "Policy 1.2: Assure that all commercial and industrial uses meet minimum,  
15           reasonable performance standards." Imposition of interim zoning controls while the  
16           City properly studies the rapidly evolving parcel delivery service industry and  
17           analyzes the region's quickly evolving logistics industry will allow the City to study  
18           the range of impacts of Parcel Delivery Service uses, and to specifically tailor  
19           minimum and reasonably practicable performance standards that accurately reflect  
20           current conditions. This will allow for orderly development of Parcel Delivery Service  
21           uses.
- 22           • "Policy 3.1: Promote the attraction, retention and expansion of commercial and  
23           industrial firms which provide employment improvement opportunities for unskilled  
24           and semi-skilled workers." Parcel Delivery Service uses generally require a  
25

1 significant amount of space. Allowing the establishment of new Parcel Delivery  
2 Service uses without conditional use authorization while permanent controls for this  
3 type of use are being considered could preclude other uses on those parcels, where  
4 such other uses may create more job opportunities for unskilled and semi-skilled  
5 workers; and

6 WHEREAS, For the reasons stated above, the Board finds that these interim  
7 controls support the development and conservation of the commerce and industry of the City  
8 in order to maintain the economic vitality of the City, to provide its citizens with adequate jobs  
9 and business opportunities, and to maintain adequate services for its residents, visitors,  
10 businesses and institutions, consistent with Planning Code, Section 306.7; and

11 WHEREAS, The extension of the interim controls established by this Resolution will  
12 allow time for the orderly completion of a planning study and for the adoption of appropriate  
13 legislation; and

14 WHEREAS, Planning Code, Section 306.7(h), authorizes the Board to extend the  
15 interim controls up to a time period not to exceed 24 months; and

16 WHEREAS, The Board finds that these interim zoning controls do not have an effect on  
17 and therefore are consistent with Priority Policy Nos. 1, 2, 3, 4, 5, 6, 7, and 8 of Planning  
18 Code, Section 101.1; and

19 WHEREAS, The Planning Department has determined that the actions contemplated in  
20 this Resolution comply with the California Environmental Quality Act (Pub. Res. Code,  
21 Sections 21000 et seq.), which determination is on file with the Clerk of the Board in File No.  
22 230817 and is incorporated herein by reference, and the Board affirms this determination;  
23 now, therefore, be it

24  
25

1 RESOLVED, That the interim controls imposed by Resolution No. 109-22 are hereby  
2 extended and modified as set forth herein, and shall remain in effect until March 30, 2024, or  
3 until the adoption of permanent legislation that addresses substantially the same issues,  
4 whichever first occurs; and, be it

5 FURTHER RESOLVED, That, except as specified herein, any proposed Parcel  
6 Delivery Service use, as defined in Section 102 of the Planning Code on March 31, 2022, that  
7 is greater than 10,000 square feet, shall require Conditional Use Authorization pursuant to  
8 Planning Code, Section 303, while these Interim Zoning Controls are in effect; and, be it

9 FURTHER RESOLVED, That, notwithstanding that Conditional Use Authorization  
10 requirement, a temporary Parcel Delivery Service use at a given location may be authorized,  
11 subject to all requirements of the Planning Code, for a single period not to exceed 60 days  
12 once within a 12-month period, without the possibility of a renewal or subsequent approval  
13 during the 12-month period; and, be it

14 FURTHER RESOLVED, That the Planning Department shall provide reports to the  
15 Board pursuant to Planning Code, Section 306.7(i).

16  
17 APPROVED AS TO FORM:  
18 DAVID CHIU, City Attorney

19 By: /s/ Andrea Ruiz-Esquide  
20 ANDREA RUIZ-ESQUIDE  
21 Deputy City Attorney

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BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

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## MEMORANDUM

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Date: July 19, 2023  
To: Planning Department / Commission  
From: Erica Major, Clerk of the Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 230817  
Interim Zoning Controls - Extending and Modifying Conditional Use Authorization  
Requirement for Parcel Delivery Service Uses

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- California Environmental Quality Act (CEQA) Determination Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.  
(California Public Resources Code, Sections 21000 et seq.)
- Ordinance / Resolution  
 Ballot Measure
- 07/21/2023 
- Amendment to the Planning Code, including the following Findings:  
(Planning Code, Section 302(b): 90 days for Planning Commission review)  
 General Plan     Planning Code, Section 101.1     Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
(Board Rule 3.23: 30 days for possible Planning Department review)
- General Plan Referral for Non-Planning Code Amendments  
(Charter, Section 4.105, and Administrative Code, Section 2A.53)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission  
 Landmark (Planning Code, Section 1004.3)  
 Cultural Districts (Charter, Section 4.135 & Board Rule 3.23)  
 Mills Act Contract (Government Code, Section 50280)  
 Designation for Significant/Contributory Buildings (Planning Code, Article 11)

Please send the Planning Department/Commission recommendation/determination to Erica Major at [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

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**NOTICE OF PUBLIC HEARING  
LAND USE AND TRANSPORTATION COMMITTEE  
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

**Date:** September 11, 2023

**Time:** 1:30 p.m.

**Location:** **IN-PERSON MEETING INFORMATION**  
Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**REMOTE ACCESS**

**Watch:** [www.sfgovtv.org](http://www.sfgovtv.org)

**Public Comment Call-In:** <https://sfbos.org/remote-meeting-call>

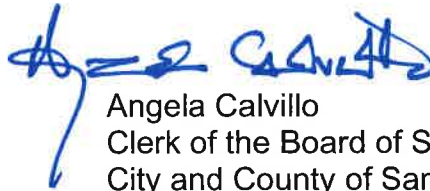
**Subject:** **File No. 230817.** Resolution extending and modifying interim zoning controls enacted in Resolution No. 109-22, to require a Conditional Use authorization for proposed Parcel Delivery Service uses, and to modify those interim controls in two ways: 1) to apply to Parcel Delivery Services uses greater than 10,000 square feet; and 2) to use the definition of Parcel Delivery Services that was in effect as to the effective date of Resolution No. 109-22; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Sections 101.1 and 306.7.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email

([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 8, 2023.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major ([Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org)) ~ (415) 554-4441)



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

em:



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ERICA MAJOR  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

EXM# 3724733

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
EDM 09.11.2023 Land Use - 230817 Interim Zoning Control (Dorsey)

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

08/20/2023

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$345.80
Total	\$345.80

**NOTICE OF PUBLIC HEARING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE MONDAY, SEPTEMBER 11, 2023 - 1:30 PM** NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard. File No. 230817. Resolution extending and modifying interim zoning controls enacted in Resolution No. 109-22, to require a Conditional Use authorization for proposed Parcel Delivery Service uses, and to modify those interim controls in two ways: 1) to apply to Parcel Delivery Services uses greater than 10,000 square feet; and 2) to use the definition of Parcel Delivery Services that was in effect as to the effective date of Resolution No. 109-22; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Sections 101.1 and 306.7. Location: IN-PERSON MEETING INFORMATION Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA REMOTE ACCESS Watch: [www.sfgovtv.org](http://www.sfgovtv.org) Public Comment Call-In: <https://sfbos.org/remote-meeting-call> In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this

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