1   [Planning Code, Zoning Map - Rezone Certain Industrial Parcels]

2

3   **Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in**

4   **Industrial Use Districts to Production, Distribution, and Repair and other Use Districts;**

5   **affirming the Planning Department's determination under the California Environmental**

6   **Quality Act; making findings of consistency with the General Plan, and the eight**

7   **priority policies of Planning Code, Section 101.1; and making findings of public**

8   **necessity, convenience, and welfare under Planning Code, Section 302.**

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

13

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

15   Section 1. Environmental and Planning Code Findings.

16   (a) The Planning Department has determined that the actions contemplated in this

17   ordinance comply with the California Environmental Quality Act (California Public Resources

18   Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

19   Supervisors in File No. 200852 and is incorporated herein by reference. The Board affirms

20   this determination.

21   (b) On April 23, 2020, the Planning Commission, in Resolution No. 20687,

22   recommended the Planning Code and Zoning Map amendments in this ordinance for approval

23   and adopted findings that the actions contemplated in this ordinance are consistent, on

24   balance, with the City's General Plan and eight priority policies of Planning Code Section

25   101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with

1 the Clerk of the Board of Supervisors in File No. 200852, and is incorporated herein by

2 reference.

3   (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the

4 Planning Code and Zoning Map amendments in this ordinance will serve the public necessity,

5 convenience, and welfare for the reasons set forth in Planning Commission Resolution No.

6 20687, and the Board incorporates such reasons herein by reference.

7

8   Section 2. The Planning Code is hereby amended by revising Zoning Use District

9 Maps ZN01, ZN08, and ZN10, as follows:

10

Description of Property		Use Districts to be Superseded	Use Districts Hereby Approved
Assessor's Block	Lot		
3766	010	RH-DTR/M-1	P
	011	M-1	P
3769	002	M-1	RH-DTR
4280	025	M-1	UMU
4290	018	M-1 / M-2	PDR-2
4291	017, 018	M-2	PDR-2
4310	003	M-2	PDR-2
4324	003, 004	M-1 / RM-2	PDR-2 / RM-2
4327A	020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039,	M-1	PDR-2

Block	Lot(s)	From	To
	040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075		
4329	010, 011, 012	M-1	P
	008, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028	M-1	PDR-2
4346	001	M-2	PDR-2
4347B	005, 007	M-2	PDR-2
4349	001, 002, 002A, 003A, 003B, 004, 004A, 012, 013, 014	M-2	PDR-2
4356	001A	M-2	PDR-2
4382	003, 005	M-2	PDR-2
4991	007	M-1	PDR-2
	008, 009	M-1 / M-2	PDR-2
	953	RH-1 / M-1	P
	954	RH-1 / M-1	PDR-2
5091	010	M-1	PDR-2
	011	M-2	PDR-2

1	5099	002	M-1	PDR-2
2	5100	007	M-1	MUG
3	5102	010	M-2	P
4	5104	001, 004, 005	M-2	PDR-2
5	5107	003, 004, 005	M-1	MUG
6	5214	001, 004	M-2	PDR-2
7	5215	020	M-2	PDR-2
8	5228	012	M-2	PDR-2
9	5232	004, 008, 012	M-2	PDR-2
10		011	M-1 / M-2	PDR-2
11	5250	019, 020, 026	M-2	PDR-2
12		024	M-1 / M-2 / PDR-2	PDR-2
13	5262	002	M-1 / M-2	PDR-2
14		010, 011	M-1	PDR-2
15		009	P / M-1 / M-2	P
16	5280	003, 004, 005	M-1	PDR-2
17	5281	007, 008, 009, 010, 011	M-1	PDR-2
18	5303	004	M-1	PDR-2
19	5304	015, 031, 032	M-1	PDR-2
20	5313	033, 034	M-1	PDR-2
21	5415	004, 006, 007, 008, 011, 012, 013, 014, 015	M-1	PDR-2

23

24

25

5431A	010, 019, 021, 022, 026, 027, 028, 029, 031	M-1	PDR-2
5451	019	P / M-1	PDR-1-B
5853	042, 043	M-1 / RH-1	RH-1
	046	M-1	P
	047	P / M-1	P
6309	004A, 056, 057, 102, 103	M-1	PDR-1-G

Section 3. Article 2 of the Planning Code is hereby amended by revising Sections 210.3 and 210.3A, 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*
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Sales and Service Category					

Retail Sales and Service Uses*	§§ 102, 202.2(a)	P (1)	P (10)	P (9)	P (1)
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Storage, Self	§§ 102	NP	NP	NP	NP *(22)*
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

(22)   NP except that a ~~proposed~~ *Self Storage use is Principally Permitted,* and is exempt from the retail limits of Section 210.3A, provided that the Self Storage use also includes at least 0.8 Floor Area Ratio of ground floor PDR uses, *on a*ny *lot* ~~adjacent to~~in the Eastern Neighborhoods Plan Area that was in *an M-2 District* ~~if a Development Application, as defined in Section 401, for the establishment of such use was submitted to the City by~~on *October 31, 2019* and was rezoned to a PDR-2 District by the ordinance in Board File No. 200852. This note shall expire by operation of law on June 1, 2030, unless the Board of Supervisors, on or before that date, extends or re-enacts it, provided that any authorization granted hereunder shall be valid for such period of time as the conditions of approval of such authorization provides, notwithstanding the expiration of this section. Following the expiration of this section, the City Attorney shall cause this Section to be removed from the Municipal Code.

SEC. 210.3A. NON-ACCESSORY USE SIZE LIMITS FOR *CERTAIN* RETAIL AND OFFICE USES IN PDR-1-B AND PDR-2 DISTRICTS.

In order to preserve land and building space for light industrial activities, *certain* non-accessory Retail and Office Uses that exceed the square footage stated in the table below shall not be permitted in PDR-1-B and PDR-2 Districts. The use area shall be measured as the Occupied Floor Area of all retail or offices activities on a lot that have a (1) or (2) in the

1   respective zoning district's use control column in Table 210.3 (Zoning Control Table for PDR

2   Districts). Additionally, a cumulative use size maximum applies in PDR-1-B and PDR-2

3   Districts, such that the combined floor area of any and all uses permitted by Table 210.3 with

4   a (1) or (2) in the respective zoning district's use control column may not exceed the limits

5   stated in the table below for any given lot. *The size limits in this Section 210.3A shall not apply to*

6   *uses permitted by Table 210.3 that do not have a (1) or (2) in the respective zoning district's use*

7   *control column.*

8   *   *   *   *

9   Section 4. Operative and Effective Date.

10   (a) Effective Date. This ordinance shall become effective 30 days after enactment.

11   Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance

12   unsigned or does not sign the ordinance within ten days of receiving it, or the Board of

13   Supervisors overrides the Mayor's veto of the ordinance.

14   (b) Operative Date. This ordinance shall become operative on its effective date stated

15   in subsection (a), or on the effective date of the ordinance in Board of Supervisors File No.

16   ~~200556~~200422, establishing the ~~Market Octavia Plan Amendment~~Balboa Reservoir Special

17   Use District, whichever is later.

18

19   Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors

20   intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

21   numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

22   Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

23   additions, and Board amendment deletions in accordance with the "Note" that appears under

24   the official title of the ordinance.

25

1   APPROVED AS TO FORM:
    DENNIS J. HERRERA, City Attorney
2

3   By: /s/ Peter R. Miljanich
            PETER R. MILJANICH
4   Deputy City Attorney

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