

**REVISED LEGISLATIVE DIGEST**

(01/30/2012, Amended in Committee)

[Planning Code and Zoning Map Amendments - India Basin Industrial Park]

**Ordinance: 1) amending the San Francisco Planning Code Section 249.42 to allow outpatient medical care clinics; 2) amending the San Francisco Planning Code Zoning Map Sheet 8 SU to add parcels in Assessor's Block No. 5211, Lot Nos. 29 through 54 to the India Basin Special Use District, and remove the parcel in Assessor's Block No. 5211, Lot No. 28 from the Design and Development Special Use District and add it to the India Basin Special Use District; and 3) making environmental findings and findings of consistency with general plan.**

Existing Law

The India Basin Industrial Park Special Use District (IBIP SUD) was established to enhance and protect certain retail, office and social services uses in the India Basin Industrial Park area, part of a former redevelopment plan area. The IBIP SUD provides that certain parcels in close proximity to Third Street, are subject to PDR-2 District zoning controls except for certain special controls that apply to office, retail institutional and off-street parking controls. In the case of institutional uses pertaining to health care clinics, the IBIP SUD contains no special provisions and thus the underlying PDR-2 zoning controls apply. In the PDR-2 zoning district, health care clinics as defined in Planning Code Section 217(d) that are affiliated with medical institutions that have met the applicable institutional master plan requirements of Planning Code Section 304.5 are not permitted. Under Planning Code Section 217(e), health care clinics not affiliated with medical institutions as defined in Planning Code Section 217(d), are permitted in the PDR-2 zoning district if under 5,000 square feet.

Amendments to Current Law and Amendment of Whole

Under both the ordinance as introduced and the amendment of the whole the ordinance would remove the parcel in block 5211, lot 028 from the Design Development Special Use District and add parcels in block 5211, lots 028 through 054 to the IBIP SUD. This area is generally bounded by Third Street, Cargo Way, Quint Street and Custer Avenue.

The ordinance as introduced proposed to amend the IBIP SUD controls to authorize outpatient health care clinics to be a principally permitted use if the gross floor area was less than 15,000 square feet. The amendment of the whole authorizes outpatient health care clinics to be a principally permitted use if the gross floor area is less than 7,000 square feet.

Under both the ordinance as introduced and the amendment of the whole such uses may be affiliated with a medical institution that has met the applicable institutional master plan requirements of Planning Code Section 304.5. In the ordinance as introduced, outpatient

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health care clinics of 15,000 square feet or greater, whether or not affiliated with a medical institution would require a conditional use permit. Under the amendment of the whole, outpatient health care clinics of 7,000 square feet or greater would require a conditional use permit.

Background Information

The legislation would allow a child abuse prevention center and center for youth wellness in the IBIP SUD.