

1 [Development Projects With Dwelling Units in SLR – Service/Light Industrial/Residential Mixed
2 Use Districts.]

3 **Ordinance amending the San Francisco Planning Code by amending Section 816 to**
4 **provide that development projects in the Service/Light Industrial/Residential (SLR)**
5 **Mixed Use Districts that contain dwelling units 10 percent or more of which are**
6 **affordable are not subject to Planning Commission policies and procedures that**
7 **discourage housing in the Industrial Protection Zones and by deleting references to**
8 **live/work uses; adopting findings.**

9
10 Note: Additions are *single-underline italics Times New Roman*;
11 deletions are ~~*strikethrough italics Times New Roman*~~.
12 Board amendment additions are double underlined.
13 Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. FINDINGS. The Board of Supervisors of the City and County hereby finds
16 and declares as follows:

17 A. Section 816 of the Planning Code establishes the Service/Light
18 Industrial/Residential (SLR) Mixed-Use district as a mixed commercial/residential district
19 where housing is a principal permitted use, encourages the construction of dwelling units
20 above ground floor commercial activity, encourages developments with as much mixed-
21 income rental housing as possible to assist in meeting the severe housing needs of the City
22 and County of San Francisco, and prohibits heavy industrial uses.

23 B. In its Resolution No. 16202, the Planning Commission (“Commission”) included
24 most of the SLR zoning district in an Industrial Protection Zone, where only industrial uses are
25 allowed and all housing is discouraged through policies and procedures of the Commission.

1 C. The policies set forth in Commission Resolution No. 16202 discouraging
2 housing in the SLR zoning district are inconsistent with the intent and language of Planning
3 Code Section 816 establishing the SLR district.

4 D. This Board of Supervisors desires to clarify that within the SLR zoning district,
5 dwelling units, especially affordable housing units, are an encouraged use.

6 E. In a Report to the Board dated August 6, 2001, the Live/Work Task Force
7 recommended that the construction of new live/work developments be prohibited.

8 F. Since legislation has been introduced at the Board that would implement the
9 Live/Work Task Force's recommendation and prohibit the construction of new live/work
10 developments in the City, this legislation repeals references in Section 816 that encourage the
11 construction of live/work uses in the SLR Mixed Use District.

12 G. The foregoing amendment to Section 816 of the Planning Code is consistent
13 with the Eight (8) Priority Policies of Planning Code Section 101.1 in that it will enhance the
14 City's supply of housing, including affordable housing (Policy 3), will not permit the
15 displacement of the industrial and service sector by commercial office development since
16 office uses are not permitted in the SLR district (Policy 5), and will have no impact on the
17 other Priority Policies.

18 Section 2. The San Francisco Planning Code is hereby amended by amending Section
19 816, to read as follows:

20 Sec. 816. The Service/Light Industrial/Residential (SLR) Mixed Use District is
21 designed to maintain and facilitate the growth and expansion of small-scale light industrial,
22 home and business service, wholesale distribution, arts production and
23 performance/exhibition activities, ~~live/work use~~, general commercial and neighborhood-
24 serving retail and personal service activities while protecting existing housing and
25

1 encouraging the development of housing ~~and live/work space~~ at a scale and density
2 compatible with the existing neighborhood.

3 Housing ~~and live/work units are~~ is encouraged over ground floor
4 commercial/service/light industrial activity. New residential or mixed use developments are
5 encouraged to provide as much mixed-income rental housing as possible. Existing group
6 housing and dwelling units would be protected from demolition or conversion to nonresidential
7 use by requiring conditional use review. Development projects in the SLR districts that contain
8 dwelling units 10 percent or more of which are affordable under Mayor's Office of Housing
9 guidelines and that are consistent with the Planning Code's use, height and bulk district
10 requirements are encouraged and shall not be subject to the Industrial Protection Zone
11 policies and procedures set forth in Planning Commission Resolution No. 16202 or other
12 policies and procedures adopted by the Commission that discourage new housing in the SLR
13 districts.

14 General office, hotels, nighttime entertainment, movie theaters, adult entertainment and
15 heavy industrial uses are not permitted.

16 APPROVED AS TO FORM:
17 LOUISE H. RENNE, City Attorney

18
19 By: _____
20 JUDITH A. BOYAJIAN
21 Deputy City Attorney

22
23
24
25