



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19285

HEARING DATE: DECEMBER 4, 2014

Date: November 24, 2014
Case No.: 2014.1237Z
Project: Zoning Map Clean-Up (1600 Cortland Rezoning)
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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE ZONING MAP TO REZONE A PARCEL FROM THE HEAVY COMMERCIAL (C-M) ZONING DISTRICT IN THE INDUSTRIAL PROTECTION ZONE SPECIAL USE DISTRICT (IPZ SUD) TO THE PRODUCTION, DISTRIBUTION AND REPAIR – GENERAL (PDR-1-G) ZONING DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.

PREAMBLE

WHEREAS, in 2010 San Francisco adopted the Bayshore Boulevard Home Improvement Special Use District to encourage and promote businesses of varying types that are focused on home improvement, particularly those that emphasize sensitivity to the environment and sustainable use of natural resources through products offered; and

WHEREAS, as part of the adoption of the Bayshore Boulevard Home Improvement Special Use District, over one hundred lots were rezoned to either Production Distribution and Repair – General (PDR-1-G) or Core Production Distribution and Repair (PDR-2); and

WHEREAS, the rezoning of those lots was done to reflect contemporary zoning controls on light industrial uses, including the provision of space for a variety of production, distribution and repair and other non-residential activities in districts where these uses are free from economic and operational competition and conflicts with housing and large office developments; and

WHEREAS, this rezoning was also done to remove industrially used land from older commercial zoning districts that, while permitting a number of light industrial activities, did not afford the breadth of protections to light industrial uses that more contemporary Production, Distribution and Repair districts do;

WHEREAS, the proposed legislation is intended to resolve the aforementioned issues; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed Ordinance on December 4, 2014; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2) and 15378; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance:

MOVED, that the Commission hereby adopts this Resolution to recommend approval of the draft Ordinance to the Board of Supervisors; and.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **General Plan Compliance.** This Resolution is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed Ordinance reinforces the existing industrial land use plan by rezoning the subject property to a zoning district with the explicit purpose of permitting and protecting light industrial activity.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Ordinance will retain existing industrial activity by rezoning the subject property to a zoning district that permits and protects light industrial uses.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The proposed Ordinance promotes the retention of industrial firms which provide employment opportunities for unskilled and semi-skilled workers by adopting land use controls that permit and protect light industrial activity.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.3

Avoid public actions that displace existing viable industrial firms.

Policy 4.5

Avoid encroachment of incompatible land uses on viable industrial activity.

By rezoning the subject property to a zoning district that permits and protects light industrial activity the proposed Ordinance constitutes a public action that retains a viable industrial firm and that does not allow the encroachment of incompatible land uses on viable industrial activity.

2. The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.
3. This Resolution is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced.

The proposed Ordinance concerns itself with maintaining land use controls for light industrial activities and does not affect neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed Ordinance will help to maintain the existing light industrial character of the neighborhood thereby preserving the economic diversity of the neighborhood.

- C) The City's supply of affordable housing will be preserved and enhanced.

The proposed Ordinance does not affect the City's supply of affordable housing as the proposed Ordinance concerns itself with the rezoning of property used for light industrial purposes.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed Ordinance will not result in the overburdening of streets or neighborhood parking and will not impede MUNI transit.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development and future opportunities for resident employment and ownership in these sectors will be enhanced.

The proposed Ordinance helps to maintain a diverse economic base through the adoption of a rezoning to a zoning district that principally permits industrial activities.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed Ordinance will not hinder any efforts to prepare for and protect against injury and loss of life in an earthquake.

- G) That landmark and historic buildings will be preserved.

There are no landmarks or historic buildings that will be affected by the proposed Ordinance.

- H) Parks and open space and their access to sunlight and vistas will be protected from development.

There are no parks or open spaces that will be affected by the proposed Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on December 4, 2014.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Antonini, Fong, Johnson, Moore, Richards, Wu

NOES: *None*

ABSENT: Commissioner Hillis