

## **LEGISLATIVE DIGEST**

[Initiative Ordinance - Planning Code - Requiring Conditional Use Authorization for Replacement of Production, Distribution, Repair, Institutional Community, and Arts Activities Uses]

**Motion ordering submitted to the voters an Ordinance amending the Planning Code to require Conditional Use authorization for conversion of Production, Distribution, and Repair Use, Institutional Community Use, and Arts Activities Use and replacement space; and affirming the Planning Department's determination under the California Environmental Quality Act, at an election to be held November 8, 2016.**

### Existing Law

The Planning Code contains various provisions for conversion of Production, Distribution and Repair Uses, depending on where such uses are located. There is no general requirement for conditional use authorization for conversion of an Institutional Community use or an Arts Activities use.

### Amendments to Current Law

This ordinance would require conditional use authorization for any conversion of a Production, Distribution and Repair Use, an Institutional Community use or an Arts Activities use. Such spaces would be replaced in compliance with the following criteria:

(1) In the areas that, as of July 1, 2016, are zoned SALI, PDR, C-3-G, or M, the replacement space shall be located on the same property or in the same area plan area as the property and shall include one square foot of PDR, Institutional Community, or Arts Activities use for each square foot of such use proposed for conversion.

(2) In the areas that, as of July 1, 2016, are zoned UMU, MUO, MUG, or MUR, the replacement space shall be located on the same property or in the same area plan area as the property and shall include 0.75 square foot of PDR, Institutional Community, or Arts Activities use for each square foot of such use proposed for conversion.

(3) In all other areas that, as of July 1, 2016, are zoned to permit PDR, Institutional Community, or Arts Activities uses, the replacement space shall be located on the same property or in the same area plan area as the property and shall include 0.25 square foot of PDR, Institutional Community, or Arts Activities use for each square foot of such use proposed for conversion.

In order to approve any conversions, the Planning Commission must make findings required under Planning Code Section 303, and shall consider the suitability of the replacement space for the use proposed for conversion.

FILE NO. 160698

Certain property is exempt from the requirements of this ordinance, including property located in any area zoned C-3-O or R as of July 1, 2016; any property under the jurisdiction of the Port of San Francisco; any property located in special use districts and Redevelopment Plan Areas in effect as of July 1, 2016; and any project that has received final Planning Commission approval by June 14, 2016.

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