

1 [Planning Code, Zoning Map - Bayview Industrial Triangle Redevelopment Area Rezoning]

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3 **Ordinance amending the Planning Code by amending the Zoning Map to change the**
 4 **use classification of certain parcels in the Bayview Industrial Redevelopment Project**
 5 **Area (Project Area) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood**
 6 **Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3**
 7 **(Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height**
 8 **and bulk classification of certain parcels in the Project Area from 40-X to 65-X;**
 9 **affirming the Planning Department’s determination under the California Environmental**
 10 **Quality Act; and making findings of consistency with the General Plan, and the eight**
 11 **priority policies of Planning Code, Section 101.1, and findings of public necessity,**
 12 **convenience, and welfare under Planning Code, Section 302.**

13 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 14 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 16 **Board amendment additions** are in double-underlined Arial font.
 17 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 18 **Asterisks (* * * *)** indicate the omission of unchanged Code
 19 subsections or parts of tables.

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

21 Section 1. Environmental and Land Use Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
 23 ordinance are excluded from review under the California Environmental Quality Act (California
 24 Public Resources Code Sections 21000 et seq.) because CEQA applies only to projects
 25 which have the potential for causing a significant effect on the environment under CEQA
 Guidelines section 15061(b)(3). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. 200086 and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On February 20, 2020, the Planning Commission, in Resolution No. 20661,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
6 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
7 the Board of Supervisors in File No. 200086, and is incorporated herein by reference.

8 (c) Pursuant to Planning Code Section 302, the Board finds that this ordinance will
9 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
10 Commission Resolution No. 20661, and incorporates such reasons by this reference thereto.
11 A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No.
12 200086.

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14 Section 2. The Planning Code is hereby amended by revising Sectional Map ZN10 of
15 the Zoning Map of the City and County of San Francisco, as follows:

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| Assessor's Parcels Block/Lot Number | Use District to be Superseded | Use District Hereby Approved |
|--|--|---|
| 5235/003 | M-1 | PDR-1-G |
| 5242/015 | M-1 | PDR-1-G |
| 5242/016 | M-1 | PDR-1-G |
| 5242/020 | M-1 | PDR-1-G |
| 5242/021 | M-1 | NCT-3 |
| 5242/022 | M-1 | NCT-3 |
| 5242/023 | M-1 | NCT-3 |

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| 5242/024 | M-1 | NCT-3 |
| 5242/042 | M-1 | NCT-3 |
| 5253/008 | M-1 | NCT-3 |
| 5253/009 | M-1 | PDR-1-G |
| 5253/013 | M-1 | PDR-1-G |
| 5253/015 | M-1 | PDR-1-G |
| 5253/016 | M-1 | PDR-1-G |
| 5253/017 | M-1 | PDR-1-G |
| 5253/018 | M-1 | PDR-1-G |
| 5253/020 | M-1 | PDR-1-G |
| 5253/028 | M-1 | PDR-1-G |
| 5253/029 | M-1 | NCT-3 |
| 5253/030 | M-1 | NCT-3 |
| 5253/031 | M-1 | NCT-3 |
| 5253/032 | M-1 | NCT-3 |
| 5253/033 | M-1 | NCT-3 |
| 5253/034 | M-1 | NCT-3 |
| 5253/039 | M-1 | PDR-1-G |
| 5260/001 | M-1 | NCT-3 |
| 5260/004 | M-1 | PDR-1-G |
| 5260/010 | M-1 | PDR-1-G |
| 5260/019 | M-1 | PDR-1-G |
| 5260/030 | M-1 | PDR-1-G |
| 5260/031 | M-1 | PDR-1-G |

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| 5260/032 | M-1 | NCT-3 |
| 5260/034 | M-1 | NCT-3 |
| 5260/035 | M-1 | NCT-3 |
| 5260/036 | M-1 | NCT-3 |
| 5260/037 | M-1 | PDR-1-G |
| 5260/038 | M-1 | PDR-1-G |
| 5260/041 | M-1 | NCT-3 |
| 5260/042 | M-1 | NCT-3 |
| 5272/011 | M-1 | PDR-1-G |
| 5272/014 | M-1 | PDR-1-G |
| 5272/015 | M-1 | PDR-1-G |
| 5272/016 | M-1 | PDR-1-G |
| 5272/017 | M-1 | PDR-1-G |
| 5272/018 | M-1 | PDR-1-G |
| 5272/019 | M-1 | PDR-1-G |
| 5272/020 | M-1 | PDR-1-G |
| 5272/043 | M-1 | PDR-1-G |
| 5272/044 | M-1 | PDR-1-G |
| 5272/045 | M-1 | NCT-3 |
| 5272/048 | M-1 | NCT-3 |
| 5278/015 | NC-3 | NCT-3 |
| 5279/001 | M-1 | NCT-3 |
| 5279/002 | M-1 | NCT-3 |
| 5279/003 | M-1 | NCT-3 |

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| 1 | 5279/004 | NC-3 | NCT-3 |
| 2 | 5279/033 | M-1 | PDR-1-G |
| 3 | 5279/034 | M-1 | PDR-1-G |
| 4 | 5279/035 | M-1 | PDR-1-G |
| 5 | 5279/036 | M-1 | PDR-1-G |
| 6 | 5279/037 | M-1 | PDR-1-G |
| 7 | 5279/039 | M-1 | PDR-1-G |
| 8 | 5279/041 | M-1 | PDR-1-G |
| 9 | 5279/042 | M-1 | PDR-1-G |
| 10 | 5279/043 | M-1 | PDR-1-G |
| 11 | 5279/044 | M-1 | PDR-1-G |
| 12 | 5279/045 | M-1 | PDR-1-G |
| 13 | 5279/048 | M-1 | PDR-1-G |
| 14 | 5279/049 | M-1 | PDR-1G |
| 15 | 5279/051 | M-1 | PDR-1-G |
| 16 | 5279/053 | M-1 | PDR-1-G |
| 17 | 5279/054 | M-1 | PDR-1-G |

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19 Section 3. The Planning Code is hereby amended by revising Sectional Map HT10 of
20 the Zoning Map of the City and County of San Francisco, as follows:
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| 22 | Assessor's Parcels Block/Lot Number | Height District to be Superseded | Height District Hereby Approved |
|----|--|---|--|
| 23 | 5260/001 | 40-X | 65-X |
| 24 | 5278/015 | 40-X | 65-X |

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| 5279/004 | 40-X | 65-X |
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Section 4. Effective and Operative Dates.

(a) This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

(b) This ordinance shall become operative on its effective date stated in subsection (a) or on the effective date of the ordinance in Board of Supervisors File No. 200039 creating the Potrero Power Station Special Use District, whichever is later.

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

By: AUDREY WILLIAMS PEARSON
Deputy City Attorney

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