

1 [Planning Code, Zoning Map - Rezone Certain Industrial Parcels]

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3 **Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in**
 4 **Industrial Use Districts to Production, Distribution, and Repair and other Use Districts;**
 5 **affirming the Planning Department’s determination under the California Environmental**
 6 **Quality Act; making findings of consistency with the General Plan, and the eight**
 7 **priority policies of Planning Code, Section 101.1; and making findings of public**
 8 **necessity, convenience, and welfare under Planning Code, Section 302.**

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

13

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

15 Section 1. Environmental and Planning Code Findings.

16 (a) The Planning Department has determined that the actions contemplated in this
 17 ordinance comply with the California Environmental Quality Act (California Public Resources
 18 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 19 Supervisors in File No. 200852 and is incorporated herein by reference. The Board affirms
 20 this determination.

21 (b) On April 23, 2020, the Planning Commission, in Resolution No. 20687,
 22 recommended the Planning Code and Zoning Map amendments in this ordinance for approval
 23 and adopted findings that the actions contemplated in this ordinance are consistent, on
 24 balance, with the City’s General Plan and eight priority policies of Planning Code Section
 25 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with

1 the Clerk of the Board of Supervisors in File No. 200852, and is incorporated herein by
 2 reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
 4 Planning Code and Zoning Map amendments in this ordinance will serve the public necessity,
 5 convenience, and welfare for the reasons set forth in Planning Commission Resolution No.
 6 20687, and the Board incorporates such reasons herein by reference.

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8 Section 2. The Planning Code is hereby amended by revising Zoning Use District
 9 Maps ZN01, ZN08, and ZN10, as follows:

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<u>Description of Property</u>		<u>Use Districts to be</u>	<u>Use Districts</u>
<u>Assessor's</u>	<u>Lot</u>	<u>Superseded</u>	<u>Hereby Approved</u>
<u>Block</u>			
3766	010	RH-DTR/M-1	P
	011	M-1	P
3769	002	M-1	RH-DTR
4280	025	M-1	UMU
4290	018	M-1 / M-2	PDR-2
4291	017, 018	M-2	PDR-2
4310	003	M-2	PDR-2
4324	003, 004	M-1 / RM-2	PDR-2 / RM-2
4327A	020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039,	M-1	PDR-2

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	040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075		
4329	010, 011, 012	M-1	P
	008, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028	M-1	PDR-2
4346	001	M-2	PDR-2
4347B	005, 007	M-2	PDR-2
4349	001, 002, 002A, 003A, 003B, 004, 004A, 012, 013, 014	M-2	PDR-2
4356	001A	M-2	PDR-2
4382	003, 005	M-2	PDR-2
4991	007	M-1	PDR-2
	008, 009	M-1 / M-2	PDR-2
	953	RH-1 / M-1	P
	954	RH-1 / M-1	PDR-2
5091	010	M-1	PDR-2
	011	M-2	PDR-2

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5099	002	M-1	PDR-2
5100	007	M-1	MUG
5102	010	M-2	P
5104	001, 004, 005	M-2	PDR-2
5107	003, 004, 005	M-1	MUG
5214	001, 004	M-2	PDR-2
5215	020	M-2	PDR-2
5228	012	M-2	PDR-2
5232	004, 008, 012	M-2	PDR-2
	011	M-1 / M-2	PDR-2
5250	019, 020, 026	M-2	PDR-2
	024	M-1 / M-2 / PDR-2	PDR-2
5262	002	M-1 / M-2	PDR-2
	010, 011	M-1	PDR-2
	009	P / M-1 / M-2	P
5280	003, 004, 005	M-1	PDR-2
5281	007, 008, 009, 010, 011	M-1	PDR-2
5303	004	M-1	PDR-2
5304	015, 031, 032	M-1	PDR-2
5313	033, 034	M-1	PDR-2
5415	004, 006, 007, 008, 011, 012, 013, 014, 015	M-1	PDR-2

1	5431A			PDR-2
2		010, 019, 021, 022, 026,	M-1	
3		027, 028, 029, 031		
4	5451	019	P / M-1	PDR-1-B
5	5853	042, 043	M-1 / RH-1	RH-1
6				
7		046	M-1	P
8		047	P / M-1	P
9	6309	004A, 056, 057, 102, 103	M-1	PDR-1-G

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12 Section 3. Article 2 of the Planning Code is hereby amended by revising Sections
13 210.3 and 210.3A, to read as follows:

14
15 **SEC. 210.3. PDR DISTRICTS.**

16 * * * *

17 **Table 210.3**

18 **ZONING CONTROL TABLE FOR PDR DISTRICTS**

19 Zoning	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
20 Category					
21 * * * *					
22 NON-RESIDENTIAL STANDARDS AND USES					
23 * * * *					
24 Sales and Service Category					

1	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P (1)	P (10)	P (9)	P (1)
2						
3	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
4						
5	Storage, Self	§§ 102	NP	NP	NP	NP <u>(22)</u>
6	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

7 * * * *

8 (22) NP except that a proposed Self Storage use is Principally Permitted on a lot adjacent to
 9 an M-2 District if a Development Application, as defined in Section 401, for the establishment of such
 10 use was submitted to the City by October 31, 2019.

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12 **SEC. 210.3A. NON-ACCESSORY USE SIZE LIMITS FOR CERTAIN RETAIL AND OFFICE**
 13 **USES IN PDR-1-B AND PDR-2 DISTRICTS.**

14 In order to preserve land and building space for light industrial activities, certain non-
 15 accessory Retail and Office Uses that exceed the square footage stated in the table below
 16 shall not be permitted in PDR-1-B and PDR-2 Districts. The use area shall be measured as
 17 the Occupied Floor Area of all retail or offices activities on a lot that have a (1) or (2) in the
 18 respective zoning district's use control column in Table 210.3 (Zoning Control Table for PDR
 19 Districts). Additionally, a cumulative use size maximum applies in PDR-1-B and PDR-2
 20 Districts, such that the combined floor area of any and all uses permitted by Table 210.3 with
 21 a (1) or (2) in the respective zoning district's use control column may not exceed the limits
 22 stated in the table below for any given lot. The size limits in this Section 210.3A shall not apply to
 23 uses permitted by Table 210.3 that do not have a (1) or (2) in the respective zoning district's use
 24 control column.

25 * * * *

1 Section 4. Operative and Effective Date.

2 (a) Effective Date. This ordinance shall become effective 30 days after enactment.

3 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
4 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
5 Supervisors overrides the Mayor’s veto of the ordinance.

6 (b) Operative Date. This ordinance shall become operative on its effective date stated
7 in subsection (a), or on the effective date of the ordinance in Board of Supervisors File No
8 200556, the Market Octavia Plan Amendment, whichever is later.

9
10 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the “Note” that appears under
15 the official title of the ordinance.

16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By: /s/ Peter R. Miljanich
20 PETER R. MILJANICH
21 Deputy City Attorney

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