

**SAN FRANCISCO
PLANNING COMMISSION
RESOLUTION NO. 17525**

**ESTABLISHING POLICIES AND PROCEDURES FOR DEVELOPMENT PROPOSALS IN
INDUSTRIAL ZONING DISTRICTS.**

WHEREAS, On August 5, 1999, the Planning Commission adopted Resolution No. 14861 to impose interim zoning controls (“Interim Controls”) establishing the Industrial Protection Zone (“IPZ”) and Mixed Use Housing Zones (“MUHZ”) within the City’s industrially zoned land for a period of fifteen months and, on November 2, 2000, the Planning Commission adopted Resolution No. 16020 to extend the Interim Controls for a period of nine months; and,

WHEREAS, On January 18, 2001, the Planning Commission adopted Resolution No. 16079 to supplement policies contained within Resolution No. 14861 by adding new policies related to the IPZ and MUHZ; and,

WHEREAS, On August 9, 2001, the Planning Commission adopted Resolution No. 16202 to establish policies and procedures for development proposals in industrial zoning districts, including discouraging the new development or conversion of existing uses to office, housing and/or live/work within the IPZ; and,

WHEREAS, Subsequent to adoption of the Interim Controls in 1999, extension in 2000 and establishment of policies and procedures for development proposals in 2001, several new issues have emerged which need to be taken into account in the development of permanent zoning regulations to replace the Interim Controls for the City’s industrially zoned land. These new issues include 1) the continued displacement and threat of displacement to established production distribution and repair (“PDR”) businesses by uses other than office, housing and live/work, including institutional (i.e. medical and educational uses) uses; 3) the continuation of further planning studies to determine the appropriate long-term mix of land uses; and, 4) the Board of Supervisor’s decision upholding an appeal of the Negative Declaration for 2660 Harrison Street with findings that the project and similar developments have potentially significant impact and need to be evaluated in an EIR; and

WHEREAS, As a result of the competition between other types of development and PDR businesses, and the market pressures favoring other types of development, the supply of industrially zoned land and building space available to PDR businesses is at risk, and is expected to continue to diminish in the future unless protected; and

WHEREAS, PDR activities are critical in supporting multiple industries within the San Francisco economy such as tourism, finance, and professional services; and,

WHEREAS, The industrially zoned land on either side of Cesar Chavez Street to the County line is predominantly in industrial use and provides a large supply of land and building space for such use which should be protected; and

WHEREAS, Additional policy direction from the Planning Commission is necessary to protect and preserve the City's diminishing supply of industrially zoned land and building space, and to alleviate the threat to that limited supply of industrially zoned land and building space caused by development in certain industrially zoned areas; and

WHEREAS, The South of Market, Mission and Central Waterfront areas all contain an intensive mix of industrial, office, retail and residential uses. Those areas are each undergoing further planning study to determine the appropriate long-term mix of land uses for those respective areas; and

WHEREAS, Additional policy direction from the Planning Commission is necessary to provide guides for development proposals in these study areas and to respond to current issues within the City's industrially zoned land pending the development of permanent replacement zoning controls; and

WHEREAS, Over the past few years, the Department has reviewed projects that do not comply with the literal provisions of the Resolution No. 16202, but still displace PDR uses, on a case-by-case basis for conformance to the intent of the resolution.

WHEREAS, On January 9, 2007, adopted Resolution No. 20-07 resolving to protect existing PDR businesses, building stock and cluster, and identify and protect space for expansion by these industries, through, among other means, the prohibition of market-rate housing and office uses within appropriate zones and sites within the Eastern Neighborhoods Plan Area; and,

WHEREAS, At the regularly scheduled meeting of the Planning Commission on July 19, 2001, the Planning Department staff presented a definition of PDR uses as stated in Exhibit B (attached);

NOW THEREFORE BE IT RESOLVED, Subject to the Commission's exercise and use of its Discretionary Review authority, as further resolved herein, that the Planning Commission establishes the following policies and procedures for the two areas identified as Industrial Protection Zone and Housing Zone in Exhibit A (attached):

- Industrial Protection Zone: Discourage the new development of, or conversion of existing uses to office, housing, live/work and/or educational institutional uses as defined in Planning Code Sections 209.3(i), 217(h), 790.50(c) and 890.50(c)
- Housing Zone: Encourage mixed-use housing development, especially proposals for housing that maximize the allowable densities and affordability standards.

BE IT FURTHER RESOLVED, That the Commission will apply these policies and procedures to the

two areas identified as Industrial Protection Zone and Housing Zone in Exhibit A except as follows:

- Areas identified in Resolutions, Area Plans and Planning Code Amendments adopted by the Planning Commission that supersede Resolution No. 16202.

BE IT FURTHER RESOLVED, That the Commission will continue to use its Discretionary Review authority to ensure appropriate levels of public input for development proposals in the "Industrial Protection Zone" shown in Exhibit A. In its exercise of Discretionary Review authority on proposals for development of, or conversion to, office, housing, live/work or institutional uses that are principally permitted by the underlying zoning in this "Industrial Protection Zone" the Planning Commission shall consider, but not be limited to, the following:

- Conformance with the adopted Industrial Area Design Guidelines.
- Displacement either by conversion or demolition of any legal dwelling units.
- Displacement of any existing businesses.
- Site has been unoccupied or vacant for at least a period of twelve months.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on January 10, 2008.

Linda Avery
Commission Secretary

AYES: Commissioners Michael J. Antonini, William L. Lee, Kathrin Moore, Christina Olague, Bill Sugaya, Sue Lee
NOES: None
ABSENT: Commissioner Dwight S. Alexander
ADOPTED: January 10, 2008