

[Industrial Protection Zone Special Use District Zoning Code Amendment]

**Ordinance amending the Planning Code by adding Section 249.22 to create Industrial Protection Zone Special Use District that prohibits residential, live/work and office uses and adopting findings pursuant to Section 101.1.**

Note: additions are *italic, Times New Roman*; deletions are indicated by ~~*strike through italic, Times New Roman.*~~

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

Section 1.

**(a) General Findings.**

(1) Industrially zoned land and building space available and suitable for production, distribution and repair businesses constitute a small portion of the City's total supply of land and is well-utilized at present; and

(2) Industrially zoned land presently allows all types of land use activity, including residential and live/work development. Residential activity within the City's industrially zoned land, primarily in the form of live/work applications and development, has increased dramatically in the past several years. This residential activity is now in competition and has resulted in conflicts with the production, distribution and repair business sectors, because of the juxtaposition of some incompatible uses; and

(3) Industrially zoned land presently allows all types of land use activity, including office, business service and information technology uses. These office related activities within the City's industrially zoned land have increased dramatically in the past several years. These office activities are now in competition and has resulted in conflicts and economic competition with the production, distribution and repair business sectors; and

1 (4) Competition for land and building space in the City's industrially zoned  
2 land greatly favors office type uses and residential and live/work uses, because they can  
3 afford higher rent and land costs than can production, distribution and repair businesses;  
4 and

5 (5) As a result of the competition between office and residential uses and  
6 production, distribution and repair businesses, and the market pressures favoring  
7 residential and office activities, including live/work, the supply of industrially zoned land  
8 and building space available to production, distribution and repair businesses is  
9 diminishing, and is expected to continue to diminish in the future unless protected; and

10 (6) These zoning controls are necessary to protect and preserve the City's  
11 diminishing supply of industrially zoned land and building space, and to alleviate the  
12 threat to that limited supply of industrially zoned land and building space caused by office,  
13 residential and live/work activity; and

14 (7) These zoning controls are intended to eliminate the threat to the supply  
15 of industrially zoned land and building space available to production, distribution and  
16 repair businesses, while providing adequate space and direction for the location of office,  
17 residential and live/work development;

18 (b) **Priority Policy Findings.** The proposed amendment would conform to the  
19 Priority Policies of Planning Code Section 101.1.

20 (1) The legislation is consistent with Priority Policy 1 in that it would  
21 encourage the conservation of neighborhood-serving retail uses by retaining industrial  
22 uses that provide goods and services to neighborhood-serving retail uses.

23 (2) The legislation is consistent with Priority Policy 2 that it would  
24 encourage the conservation of housing and neighborhood character by preserving  
25 industrial portions of San Francisco and thereby preserving the economic diversity of the

1 City.

2 (3) The legislation is consistent with Priority Policy 3 in that it would have no  
3 detrimental impact on the the City's supply of affordable housing.

4 (4) The legislation is consistent with Priority Policy 4 in that it would not  
5 effect commuter traffic or Muni transit service.

6 (5) The legislation is consistent with Priority Policy 5 in that it would help  
7 preserve industrial land uses by prectecting this sector from displacement due to  
8 commercial office development and opportunities for resident employment and ownership  
9 in these industrial sectors of the local economy.

10 (6) The legislation is consistent with Priority Policy 6 in that the proposal  
11 would not effect seismic safety standards.

12 (7) The legislation is consistent with Priority Policy 7 in that it would not  
13 change the rules regarding landmarks and historic buildings.

14 (8) The legislation is consistent with Priority Policy 8 in that it would would  
15 not effect the environment for open spaces.

16 Section 2. Article of the San Francisco Planning Code is hereby amended by adding  
17 Section 249.22 as follows:

18 **SEC. 249.22. Industrial Protection Zone Special Use District.**

19 A Special Use District entitled the "Industrial Protection Zone Special Use District," the  
20 boundaries of which are shown on the Zoning Maps 8 and 10 is hereby established for the purposes  
21 set forth below. The following provisions shall apply within the Industrial Protection Zone Special  
22 Use District:

23 (a) Purposes. In order to protect and preserve production, distribution and repair land uses  
24 and activities from competing higher priced land uses and activities an Industrial Protection Zone

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1 Special Use District zoning is established that:

2 (1) Will enhance commercial and industrial land use diversity in San Francisco;

3 (2) Will be geographically close to other San Francisco land uses that require the goods  
4 and services provided by industrial land uses in the City;

5 (3) Will be conveniently served by street and highway systems and San Francisco Port  
6 related waterfront access;

7 (b) Controls.

8 (1) General. The provisions of the M-1 and M-2 use districts established by Section 201  
9 of this Code shall prevail except as provided in paragraphs (2) and (3) below.

10 (2) Housing. In recognition of the need to preserve and protect production, distribution  
11 and repair land uses and facilities from competition from housing development, no residential or  
12 live/work development or conversion to such uses shall be allowed in the Industrial Protection Zone  
13 Special Use District.

14 (3) Office. In recognition of the need to preserve and protect production, distribution  
15 and repair land uses and facilities from competition from office development, no new office  
16 development or conversion to office shall be allowed in the Industrial Protection Zone Special Use  
17 District except where such office space is determined to be accessory to a permitted industrial use.

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19  
20 APPROVED AS TO FORM:

21 LOUISE H. RENNE, CITY ATTORNEY

22  
23 By: 

24 JUDITH A. BOYAJIAN

25 Deputy City Attorney



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails Ordinance

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**File Number:** 011638

**Date Passed:**

Ordinance amending the Planning Code by adding Section 249.22 to create Industrial Protection Zone Special Use District that prohibits residential, live/work and office uses and adopting findings pursuant to Section 101.1.

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January 7, 2002 Board of Supervisors — PASSED ON FIRST READING

Ayes: 9 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, Peskin, Sandoval, Yee

Absent: 1 - McGoldrick

Excused: 1 - Newsom

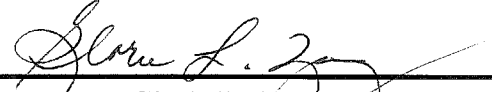
January 14, 2002 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Peskin, Sandoval, Yee

Excused: 1 - Newsom


File No. 011638

I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on January 14, 2002 by the Board of Supervisors of the City and County of San Francisco.

  
\_\_\_\_\_  
Gloria L. Young  
Clerk of the Board

JAN 25 2002

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Date Approved

  
\_\_\_\_\_  
Mayor Willie L. Brown Jr.