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New Planning Code Change Summary: India Basin Industrial Park Rezoning and New SUD

Code Change: The India Basin Industrial Park Redevelopment Area expired in January 2009. The entire area was rezoned from M-1 and M-2 to PDR-1-B and PDR-2. In addition, new Planning Code Section 249.42 has been added to establish the India Basin Industrial Park Special Use District. This SUD allows for flexibility for office, retail, and institutional uses along Third Street; and does not require parking minimums for the parcels fronting Third Street. Additionally setbacks are required along Third Street, Evans Avenue and Cargo Way.

Case Number: 2008.0739 and 2009.0314

Board File No. 081560, 08-1561, and 09-0420

Initiated By: Supervisor Maxwell, December 9, 2008

Effective Date: July 2, 2009

The Way It Was:

The area was zoned M-1 or M-2.

The Way It Is Now:

The area is now zoned PDR-1-B or PDR-2. All parcels have been incorporated into the new India Basin Industrial Park Special Use District under Planning Code Section 249.42. The parcels fronting Third Street have additional flexibility for office, retail and institutional uses; parking minimums have been eliminated, and parking maximums are determined by accessory amounts allowed by Planning Code Section 204.5 based on parking rates set in Planning Code Section 151. Setbacks are required for new development along Third Street, Evans Avenue and Cargo Way.