



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Exempting Certain Historic Landmarks from Requirement to Obtain Conditional Use and Replace Production, Distribution, and Repair, Institutional Community, and Arts Activities Uses

Amended Sections: 202.8
Case Number: 2016-013035PCA
Board File/Enactment #: 161014/103-17
Initiated by: Supervisor Kim
Effective Date: June 25, 2017

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The Ordinance exempts projects converting no more than 50% of a property's Production, Distribution and Repair (PDR), Institutional Community (IC) or Arts Activities space from the Conditional Use authorization (CU) and replacement requirements in Planning Code Section 202.8. This exemption applies only to (1) projects converting space within a landmark designated under Article 10 of the Planning Code or within an individually listed building on the National Register of Historic Places, where the designation or listing is as of July 1, 2016; and (2) projects proposing conversions resulting in less than 50,000 square feet of Office use.

The Way It Was:

1. Planning Code Section 202.8 required CU to convert PDR, IC or Arts Activities uses and required their replacement at ratios specific to a property's zoning district. This applied to projects within the Mission, Eastern SOMA and Western SOMA Plan Areas.

The Way It Is Now:

1. Properties with a landmark designation under Article 10 or individually listed on the National Register of Historic Places as of July 1, 2016 are exempt from the CU and replacement requirements of Planning Code Section 202.8. The exemption applies only if the project converts no more than 50% of the property's PDR, IC or Arts Activities space and no more than 49,999 square feet is converted to Office use. An additional 25% of the property's PDR, IC or Arts Activities space is exempt from the Section 202.8 requirements if the project proposes to rent, lease or sell the property's remaining PDR, IC or Arts Activities spaces at 50% below market rate. This exemption may be used to convert up to 50% (or up to 75% if

restricting the commercial rent of the property) of a property's PDR, IC or Art Activities space.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=5191589&GUID=6E24109F-8BC1-439F-A6DA-7B522626D085>