

New Planning Code Summary:

Interim Zoning Controls - Office Conversion in Landmark Buildings in PDR-1-D and PDR-1-G Districts

Code Changes: Section 219
Case Number: Board File No. 140735

Initiated by: Supervisor Cohen

Effective Date: 7/15/2014

The Way It Was:

- Landmark buildings in PDR-1-D and PDR-1-G Districts were permitted to convert to an office use as of right.

The Way It Is Now:

- For the next 18 months, any conversion of a Landmark Building to an office use within the PDR-1-D and PDR-1-G Districts is subject to a conditional use authorization.
- For purposes of these interim controls, the Planning Commission shall consider, in addition to the criteria listed in Planning Code, Section 303(c), the following:
 1. The economic and fiscal impact of the proposed commercial office use in the area. To this end, the applicant is required to provide the Planning Department as part of its conditional use application a complete economic impact analysis of the proposed use, prepared by an independent licensed professional;
 2. The availability of space for PDR uses in the surrounding neighborhood;
 3. The compatibility of the proposed commercial office use with PDR uses; and
 4. The land use and planning effects of displacement of any existing tenants from the building. To this end, the applicant shall provide the Planning Department as part of its conditional use application a tenant relocation plan.
- Any use lawfully existing prior to the effective date of this interim controls is exempt from these interim controls, unless such enterprise ceases to operate or discontinues operation for ninety (90) days or longer, in which event the use shall be deemed abandoned.

Link to signed legislation:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=1823574&GUID=B49C926C-12FD-4741-BC12-1E6DBF3B8B79&Options=ID|Text|&Search=140735>