



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

MAP2020-Related PDR Retention & Promotion

Amended Sections:	145.1, 210.3, 210.3C, 249.38
Case Number:	2015-000988PCA-02, 2015-000988PCA MAP
Board File/Enactment #:	170156/105-17
Initiated by:	Mayor Lee and Supervisor Ronen
Effective Date:	June 25, 2017

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The proposed Ordinance amended the Planning Code and Zoning Map to prohibit Gym and Massage uses in the Production, Distribution, and Repair (PDR) zoning districts, to eliminate the Transit-Oriented Retail Special Use District, which includes all parcels in PDR districts along 16th Street from Mission Street to Potrero Avenue, and to adjust zoned heights and ground floor ceiling heights on certain parcels in the Urban Mixed Use (UMU) District to allow for ground floor PDR uses.

The Way It Was:

1. Gym, Massage Establishment, and Massage Foot/Chair uses were permitted with some size restrictions or conditionally permitted in all PDR districts.
2. The Transit-Oriented Retail Special Use District provided an additional square footage allowance for retail sales in PDR districts along 16th Street between Mission Street and Potrero Avenue beyond what was otherwise permitted in the underlying PDR district.
3. Height limits on parcels zoned 40-X, 45-X, and 50-X in the UMU district were in conflict with ground floor height requirements, making the provision of PDR-ready ground floor spaces infeasible.
4. The minimum floor-to-floor ground floor height in UMU Districts was 17 feet for non-residential uses only.

The Way It Is Now:

1. Gym, Massage Establishment, and Massage Foot/Chair uses are no longer permitted in any PDR district.
2. The Transit-Oriented Retail Special Use District has been eliminated and retail controls within its boundary revert to the underlying PDR zoning.

3. The height limits of certain UMU parcels outside of District 10 have been adjusted upward according to the following schedule:

Old Height	New Height
40-X & 45-X	48-X
50-X	58X

4. The minimum floor-to-floor ground floor height in UMU Districts is now 17 feet for both residential and non-residential uses.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=5191591&GUID=47B0ADB1-283A-4A4A-9DAF-70EC84149E28>