TEXT OF PROPOSED ORDINANCE
PROPOSITION C

AMENDING PART II, CHAPTER II OF
THE SAN FRANCISCO MUNICIPAL CODE
(CITY PLANNING CODE) BY AMENDING
SECTION 320 TO PROVIDE AN EXEMPTION
FROM THE CITY WIDE OFFICE
LIMITATION PROVISIONS FOR CERTAIN
PROJECTS THAT WOULD PROVIDE HOUSING
PURSUANT TO A PLANNED UNIT
DEVELOPMENT AUTHORIZATION
NOTE: Additions are underlined; deletions are
indicated by (double parentheses).

Be it ordained by the People of the City and
County of San Francisco that Part II, Chapter II
of the San Francisco Municipal Code (City Planning
Code) is hereby amended by amending Section
320 to read as follows:

SEC. 320. OFFICE DEVELOPMENT: DEFINITIONS. When used in Sections 320, 321, 322
and 323, the following terms shall each have the
meaning indicated.

(a) "Additional office space" shall mean the
number of square feet of gross floor area of
office space created by an office development,
reduced, in the case of a modification or conversion,
by the number of square feet of gross floor area of
preexisting office space which is lost.

(b) "Approval period" shall mean the twelve-
month period beginning on October 17, 1985 and
each subsequent twelve-month period.

(c) "Approve" shall mean to approve issuance
of a project authorization and shall include ac-
tions of the City Planning Commission, Board of
Permit Appeals and Board of Supervisors.

(d) "Completion" shall mean the first issuance
of a temporary certificate of occupancy or a Cer-
tificate of Final Completion and Occupancy as
defined in San Francisco Building Code Section
307.

(e) "Disapprove" shall mean for an appellate
administrative agency or court, on review of an
office development, to direct that construction
shall not proceed, in whole or in part.

(f) "Office space" shall mean space within a
structure intended or primarily suitable for oc-
cupancy by persons or entities which perform for
their own benefit or provide to others services at
that location, including but not limited to profes-
sional, banking, insurance, management, con-
sulting, technical, sales and design, or the office
functions of manufacturing and warehousing
businesses, but shall exclude the following: Re-
tail use; repair; any business characterized by the
physical transfer of tangible goods to customers
on the premises; wholesale shipping, receiving
and storage; any facility, other than physicians' or
other individuals' offices and uses accessory
thereto, customarily used for furnishing medical
services, and design showcases or any other
space intended and primarily suitable for display
of goods. This definition shall include all uses
encompassed within Section 219 of this Code.

(g) "Office development" shall mean con-
struction, modification or conversion of any
structure or structures or portion of any structure
or structures, with the effect of creating addi-
tional office space, excepting only:
(1) Development which will result in less than
25,000 square feet of additional office space.
(2) Development either:
(i) Authorized under San Francisco Re-
development Agency disposition or owner participa-
tion agreements which have been approved by
Agency resolution prior to the effective date of
this Section, or
(ii) Authorized prior to the effective date of this
Section by Agency resolution in anticipation of
such agreements with particular developers iden-
tified in the same or a subsequent agency
resolution;
(3) Any development which is governed by
prior law under Section 175.1(b) of this Code, un-
less modified after the effective date specified in
Section 175.1(b) to add more than 15,000 square
feet of additional office space. Any addition of of-
vice space up to 15,000 square feet shall count
against the maximum for the approval period,
pursuant to Section 321(a)(2)(B);
(4) Any development including conversion of
50,000 square feet or more of manufacturing
space to office space where the manufacturing
uses previously located in such space are relo-
cated to another site within the City and County
of San Francisco and the acquisition or renova-
tion of the new manufacturing site is funded in
whole or part by an Urban Development Action
Grant approved by the Board of Supervisors;
(5) Any mixed-residential-commercial devel-
opment which will be assisted by Community
Development Block Grant funds approved by the
Board of Supervisors in which all of the housing
units shall be affordable to low-income house-
holds for a minimum of 40 years and for which an
environmental review application and site permit
application have been filed prior to the effective
date of this ordinance which enacted the provi-
sions of this Section.
(6) Any development authorized pursuant to a
Planned Unit Development, as provided for by
City Planning Code Section 504, providing for a
total of five hundred (500) or more additional
units of housing, provided such development first
received a Planned Unit Development authoriza-
tion prior to November 4, 1986. Such Planned
Unit Development may be amended from time to
time by the Planning Commission, but in no
event shall any such amendment increase the
amount of office space allowed for the develop-
ment beyond the amount approved by the Plan-
ing Commission prior to November 4, 1986.
(b) "Project authorization" shall mean the
authorization issued by the Department of City
Planning pursuant to Sections 321 and 322 of this
Code.
(i) "Replacement office space" shall mean,
with respect to a development exempted by Sub-
section (g)(6) of this Section, that portion of the
additional office space which does not represent
a net addition to the amount of office space used
by the occupant's employees in San Francisco.

You must re-register to vote whenever you move.