

Exhibit B
Zoning Text Amendment

The City Council hereby amends the following sections of the South San Francisco Municipal Code to read as follows (with text in ~~strikeout~~ indicating deletion and double underline indicating addition). Sections and subsections that are not amended by this Ordinance are not included below, and shall remain in full force and effect.

Update Table 20.110.002 “Land Use Regulations – Employment Districts” as indicated below to codify the combined General Plan designation of Coastal Commercial (CC) and Mixed Industrial (MI)

Use Classification	BC	BTP	FC	MI	Additional Regulations
Residential Uses					
Caretaker Unit	-	-	-	C(1)	
Mobile Home Park	C	-	-	-	See Section 30.350.026 Mobile Home Parks
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>General</i>	C	-	-	-	See Section 20.350.020 Group Residential Facilities
<i>Limited</i>	C(2)	-	-	-	
Public and Semi-Public Uses					
Colleges and Trade Schools	P	P	-	P	
Community Assembly, 2,000 sq. ft. or less	P	-	-	-	See Section 20.350.012 Community Assembly Facilities
Community Assembly, more than 2,000 sq. ft.	C	-	-	-	See Section 20.350.012 Community Assembly Facilities
Cultural Institutions	P	P	-	C	
Day Care Centers	P	P	-	P	See Section 20.350.014 Day Care Centers
Emergency Shelter	MUP	-	-	P	See Section 20.350.017 Emergency Shelters
Government Offices	P	P	-	P	
Hospitals and Clinics	<i>See sub-classifications below</i>				
<i>Clinics</i>	MUP	MUP(3)	-	-	
<i>Hospitals</i>	C	MUP(3)	-	-	
Park and Recreation Facilities, Public	MUP	MUP	MUP	MUP	
Public Safety Facilities	P	P	P	P	
Schools, Public or Private	C	C	-	-	
Social Service Facilities	MUP	-	-	P	See Section 20.350.034 Social Service Facilities
Commercial Uses					
Adult Oriented Businesses	C(4)	-	-	C(4)	See Section 20.350.003 Adult Oriented Businesses
Animal Care, Sales and Services	<i>See sub-classifications below</i>				
<i>Kennels</i>	MUP	-	-	MUP	See Section 20.350.005 Animal Care, Sales, and Services
<i>Pet Stores</i>	P	-	P	-	See Section 20.350.005 Animal Care, Sales, and Services
<i>Pet Day Care</i>	MUP	-	-	P	See Section 20.350.005 Animal Care, Sales, and Services
<i>Veterinary Services</i>	MUP	-	-	MUP	See Section 20.350.005 Animal Care, Sales, and Services
Automobile/Vehicle Sales and Services	<i>See sub-classifications below</i>				
<i>Automobile/Vehicle Rentals</i>	MUP(1)	MUP	-	MUP	See Section 20.350.006 Automobile Rental Facilities in Hotels
<i>Automobile/Vehicle Sales and Leasing</i>	C	C	C	C	See Section 20.350.008 Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Repair, Major</i>	-	-	-	P(5)	See Section 20.350.009 Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	P(5)	See Section 20.350.009 Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Washing</i>	C(1)	-	-	P(5)	See Section 20.350.007 Automobile/Vehicle Service Stations and Washing
<i>Service Station</i>	C(1)	C	C	C	See Section 20.350.007 Automobile/Vehicle Service Stations and Washing and Section 20.350.013 Convenience Market
<i>Towing and Impound</i>	-	-	-	CUP	
Banks and Financial Institutions	<i>See sub-classifications below</i>				
<i>Banks and Credit Unions</i>	P	P	-	P	
<i>Pawnbrokers</i>	C	C	-	C	See Section 20.350.039 Pawnbrokers and Chapter 6.92 Pawnbroker/Secondhand Dealer
<i>Other Financial Services</i>	<i>See sub-classifications below</i>				

<i>Alternative Loan Businesses</i>	MUP	MUP	-	MUP	See Section 20.350.011 Other Financial Services
Building Materials Sales and Services	P	-	-	MUP	
Business Services	P	MUP	-	P	
Commercial Cannabis Businesses	<i>See sub-classifications below</i>				
<i>Cannabis Delivery-Only Operations</i>	C	C	-	C	See Chapter 20.410 "Regulation of Cannabis Activities"
<i>Cannabis Distribution</i>	-	-	-	C	See Chapter 20.410 "Regulation of Cannabis Activities"
<i>Cannabis Indoor Cultivation</i>	C	C	-	C	See Chapter 20.410 "Regulation of Cannabis Activities"
<i>Cannabis Manufacturing</i>	-	-	-	C	See Chapter 20.410 "Regulation of Cannabis Activities"
<i>Cannabis Testing</i>	C	C	-	C	See Chapter 20.410 "Regulation of Cannabis Activities"
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>				
<i>Amusement Arcade</i>	MUP(6)	-	-	-	
<i>Indoor Entertainment</i>	C	-	C	C(7)	
<i>Indoor Sports and Recreation</i>	C	C	C	C(7)	
<i>Outdoor Entertainment</i>	C	C	-	-	
<i>Outdoor Sports and Recreation</i>	C	C	-	-	
Crop Production, Limited	-	-	-	C	
Eating and Drinking Establishments	<i>See sub-classifications below</i>				
<i>Bars/Night Clubs/Lounges</i>	C	-	-	-	
<i>Coffee Shops/Cafés</i>	P	P	C	P	See Section 20.350.028 Outdoor Seating
<i>Restaurant, Full Service</i>	P	P	P	MUP	See Section 20.350.028 Outdoor Seating
<i>Restaurant, Limited Service</i>	P	P	C	P	See Section 20.350.028 Outdoor Seating
Food and Beverage Retail Sales	<i>See sub-classifications below</i>				
<i>Convenience Market</i>	P	P	-	P	See Section 20.350.014 Convenience Market
<i>Grocery Store</i>	P(1)	-	C(1)	C(1)	
<i>Supermarket</i>	P(1)	-	C(1)	-	
Funeral Parlors and Mortuaries	C	-	-	-	
Lodging	<i>See sub-classifications below</i>				
<i>Hotels and Motels</i>	C	-	P	-	
Maintenance and Repair Services	P	P	-	P	
Massage Businesses	MUP	-	MUP	MUP	See Section 20.350.026.5 Massage Businesses
Offices	<i>See sub-classifications below</i>				
<i>Business and Professional</i>	P	P	C	P	
<i>Medical and Dental</i>	P	P	-	P	
Parking Services	<i>See sub-classifications below</i>				
<i>Commercial Parking</i>	MUP	MUP	P(8)	C	
<i>Public Parking</i>	P	P	P	P	
Personal Services	<i>See sub-classifications below</i>				
<i>General Personal Services</i>	P	-	P	P	Section 20.350.030 Personal Services
<i>Tattoo or Body Modification Parlor</i>	-	-	C	-	See Section 20.350.035 Tattoo or Body Modification Parlor
Retail Sales	<i>See sub-classifications below</i>				
<i>General Sales</i>	P	P	P	P	
<i>Firearm Sales</i>	-	-	-	C	
<i>Large Format Retail</i>	P	-	P	-	See Section 20.350.024 Large Format Retail
<i>Second Hand Store</i>	C	-	-	-	
<i>Swap Meet</i>	C	-	-	C	
Employment Uses					
Automobile/Vehicle Sales and Service	P	P	-	P	
<i>Rental Car Storage</i>	-	-	-	MUP(4) (8)	
Construction and Material Yard	-	-	-	P	
Food Preparation	-	C	-	P(9)	
Handicraft/Custom Manufacturing	MUP	P	-	P	
Industry, General	-	-	-	P	

Industry, Limited	-	P	-	P	
Recycling Facility	<i>See sub-classifications below</i>				
<i>Collection Facility</i>	MUP	MUP	-	MUP	See Section 20.350.032 Recycling Facilities
<i>Intermediate Processing</i>	-	-	-	MUP	See Section 20.350.032 Recycling Facilities
Research and Development	P	P	-	P	
<i>Clean Technology</i>	P	P	-	P	
Salvage and Wrecking	-	-	-	CUP	
Warehousing, Storage, and Distribution	<i>See sub-classifications below</i>				
<i>Chemical, Mineral, and Explosives Storage</i>	-	-	-	C	
<i>Freight/Truck Terminals and Warehouses</i>	-	(10)(12)	-	P	See Section 20.350.019 Freight/Truck Terminals and Warehouses
<i>Indoor Warehousing and Storage</i>	-	(10)(12)	-	P	
<i>Outdoor Storage</i>	MUP	-	-	P	See Section 20.350.029 Outdoor Storage
<i>Personal Storage</i>	-	-	-	C	See Section 20.350.031 Personal Storage
<i>Wholesaling and Distribution</i>	-	P(11)	-	P	
Transportation and Utilities Uses					
Airports and Heliports	C	-	-	C	
Light Fleet-Based	C	(10)(12)	-	C	See Section 20.350.036 Taxi and Limousine Services
Transportation Passenger Terminals	MUP	MUP	-	MUP	
Utilities, Major	C	C	-	C	
Utilities, Minor	P	P	P	P	
Other Applicable Use Regulations					
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures				
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots				
Temporary Use	See Chapter 20.340 Temporary Use				
Limitations:					
<ol style="list-style-type: none"> 1. Prohibited east of 101. 2. Subject to state licensing requirements. 3. Only in conjunction with research facility. 4. Limited to locations east of South Airport Boulevard and the Bayshore Freeway. 5. Must be located a minimum of 500 feet from any Residential district. 6. Only within hotels and motels. 7. Must be associated with a hotel or retail use when located within 1000 feet of SFO. 8. Restricted to: (a) areas located underneath major utility lines or under elevated freeways; or (b) consistent with General Plan Policy 3.2-I-5, airport-oriented parking facilities on Produce Avenue that were legally approved prior to 1999. 9. Tasting rooms require Minor Use Permit approval. 10. In accordance with General Plan Policy 3.5-I-11 and Resolution 84-97, legally approved freight forwarding, customs brokering, wholesale, warehousing, and distribution uses that existing in 1997 (or were approved prior to July 10, 2000 with a Use Permit) are considered conforming uses and may convert to other industrial uses including wholesale, warehouse, and distribution uses, and may expand within parcel boundaries as they existed at the time Resolution 84-97 was adopted, subject to meeting the current development standards (Municipal Code); however, said uses may not expand, convert to, re-convert to, or establish a freight forwarding use. 11. Only within enclosed buildings and south of Grand Avenue. 12. <u>Legally established and pre-existing freight forwarding, warehousing, and light fleet-based uses are legal conforming uses permitted or permitted with a conditional use permit and may expand or convert to other freight forwarding, warehousing, and light fleet-based uses on parcels with a combined General Plan designation of Coastal Commercial (CC) and Mixed Industrial (MI) as depicted in the General Plan Figure 2-1 Land Use Diagram; however, these uses shall be developed in accordance with the development standards and supplemental regulations for the MI Zoning District.</u> 					

