



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text & Zoning Map Amendment

HEARING DATE: FEBRUARY 20, 2020

90-DAY DEADLINE: APRIL 27, 2020

Project Name: Bayview Industrial Triangle Zoning Update
Case Number: 2020-000084PCA/MAP [Board File No. 200086]
Initiated by: Supervisor Walton / Introduced January 28, 2020
Staff Contact: Reanna Tong, Citywide
Reanna.tong@sfgov.org, 415-575-9193
Reviewed by: Susan Exline, Principal Planner
Susan.exline@sfgov.org, 415-558-6332
Recommendation: **Approval**

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PLANNING CODE AMENDMENT

The proposed ordinance would amend the San Francisco Planning Code by amending sectional map sheet ZN10 to change the use classification of certain parcels in the Bayview Industrial Triangle Redevelopment project area from M-1 (light industrial) and NC-3 to PDR-1-G (general industrial) and NCT-3 (moderate-scale neighborhood commercial transit); amending sectional map sheet HT10 to change the height classification of certain parcels in the Bayview Industrial Triangle Redevelopment project area from 40-X to 65-J; and making and adopting environmental findings and findings of consistency with the general plan and the priority policies of planning code section 101.1.

The Way It Is Now:

1. All parcels, excluding those fronting Third Street within the Bayview Industrial Triangle Redevelopment Area, are classified as M-1 (light industrial) zoning; and,
2. All parcels fronting Third Street within the Bayview Industrial Triangle Redevelopment Area, except for parcel 5235/003, 5279/004, and 5278/015, are classified as M-1 (light industrial) zoning; and,
3. Parcels 5279/004 and 5278/015 are classified as NC-3 (moderate-scale neighborhood commercial) zoning; and,
4. Parcel 5235/003 is classified as M-2 (heavy industrial) zoning; and,
5. Parcels 5260/001, 5279/004, and 5278/015 are classified as 40-X.

The Way It Would Be:

1. **Zoning Map Amendment** reclassifying all parcels, excluding those fronting Third Street within the Bayview Industrial Triangle Redevelopment area, from M-1 (light industrial) and to PDR-1-G (General Production, Distribution, and Repair); and,
2. **Zoning Map Amendment** reclassifying all parcels fronting Third Street, except for parcels 5235/003, 5279/004, and 5278/015, within the Bayview Industrial Triangle Redevelopment area, from M-1 (light industrial) to NCT-3 (moderate-scale neighborhood commercial transit); and,
3. **Zoning Map Amendment** reclassifying parcels 5279/004 and 5278/015 from NC-3 (moderate-scale neighborhood commercial) to NCT-3 (moderate-scale neighborhood commercial transit); and,
4. **Zoning Map Amendment** reclassifying parcel 5235/003 from M-2 (heavy industrial) to PDR-1-G (General Production, Distribution, and Repair); and,
5. **Height & Bulk District Map Amendment** reclassifying parcels 5260/001, 5279/004, and 5278/015 from 40-X to 65-J.

BACKGROUND

The Bayview Industrial Triangle Redevelopment Area (“BIT”), comprised of 72 parcels, was adopted on June 30, 1980 for a forty-year time period. All real property in the Redevelopment Area is subject to the controls and requirements of the Redevelopment Plan. The intent of the Bayview Industrial Triangle Redevelopment Plan was to preserve and expand industrial uses and activities, limit office and residential uses, and allow for limited retail uses.

On June 30, 2020, the Bayview Industrial Triangle Redevelopment Plan will expire. As a result, the underlying M-1 zoning use and 65-foot height districts will take effect and all planning and entitlement responsibilities will transition from the Office of Community Infrastructure and Investment to the Planning Department. This legislation aims to retain the existing PDR uses and non-residential activities, minimize future land use conflicts, and provide for future employment opportunities. Over the last two decades, the Planning Department has undertaken ongoing legislative updates to rezone the city’s remaining M-1 zoning districts to more applicable, relevant, and contemporary zoning districts, particularly PDR districts. This legislation furthers the City’s goal in phasing out M-1 districts.

The proposed legislation has two main components: First, it would rezone all parcels off Third Street within the Bayview Industrial Triangle from M-1 (Light Industrial) to PDR-1-G (General Production, Distribution, and Repair). Second, it would rezone all parcels on Third Street within the Bayview Industrial Triangle from M-1 and NC-3 to NCT-3 (Moderate-Scale Neighborhood Commercial Transit). For most of the subject area, these zoning districts permit essentially the same land uses and, similarly to the Redevelopment Plan, would work to ensure that PDR uses remain the primary land uses.

The Redevelopment Plan currently allows light industrial and commercial uses, and residential uses above ground floor commercial uses along Third Street. New housing is being proposed for these parcels at a higher density than would be permitted in the underlying M-1 zoning. These projects are currently undergoing review by the Office of Community Infrastructure and Investment (OCII), the city agency currently holding jurisdiction of the Bayview Industrial Triangle Redevelopment Area. To allow these residential projects to make a smooth transition from existing zoning controls to proposed zoning, and for greater housing capacity, the Planning Department proposes to rezone these parcels and most parcels fronting Third Street to NCT-3.

ISSUES AND CONSIDERATIONS

Protection of San Francisco's PDR Sector

The Planning Department's paramount concern is the impact that M-1 zoning will have on the availability and affordability of the City's PDR stock. The concern is derived from Priority Policy Five in the Planning Code Section 101.1(b), which seeks to protect the City's "industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced."

M-1 Districts allows potentially conflicting and competing land uses such as housing (permitted with as a Conditional Use) and large-scale office and retail, where they had been strictly limited under the Redevelopment Plan. Retaining the existing M-1 controls could change the existing PDR character of the area and allow for the possibility that future land uses are inconsistent with the General Plan. PDR zoning districts limit the intrusion of residential, large retail, and office uses, which protects the existing PDR and service sectors from displacement.

Consistent Zoning on a Neighborhood Commercial Transit Corridor

The Bayview Industrial Plan Redevelopment Plan zoning acknowledges the Third Street corridor as an important commercial and transit corridor, allowing for light industrial, commercial, and residential. This is also generally consistent with the zoning on Third Street south of the Bayview Industrial Triangle, which is NC-3. However, the underlying zoning M-1 along Third Street within the Bayview Industrial Triangle itself is not consistent with either the Bayview Industrial Triangle Redevelopment Plan nor the adjacent zoning. The proposed zoning will re-zone all parcels along Third Street within the Bayview Industrial Triangle, except for parcel 5235/003, to NCT-3. This will maintain the Redevelopment Plan's zoning goals and consistency with adjacent Neighborhood Commercial zoning on Third Street. This particular zoning district will allow projects currently undergoing review by OCII to transition smoothly from Redevelopment Plan permissions to updated zoning districts.

Increased Housing Density on a Neighborhood Commercial Transit Corridor

The Planning Department continues to emphasize increased housing density along neighborhood commercial transit corridors as San Francisco and California continues to address the dire need for housing.

General Plan Compliance

This legislation is guided and supported by the city's General Plan, which lists priorities, goals, and policies the aim to continue San Francisco's economic vitality, social equity, and environmental quality. Rezoning the underlying zoning from M-1 to PDR-1-G and NCT-3 on Third Street will allow existing businesses and residents to stay in place; prevent other, more competitive uses from displacing smaller, neighborhood-serving businesses; encourage greater residential density on the Third Street commercial corridor; and promote social equity by retaining accessible and diverse jobs and industries in the community and city. The following General Plan goals and policies are supportive of this legislation:

Priority Policy 5: That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

Commerce and Industry Element

Goal 1. Economic Vitality: maintain and expand a healthy, vital and diverse economy which will provide jobs essential to personal well-being and revenues to pay for the services essential to the quality of life in the city.

Policy 1.3: Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Policy 2.1: Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3.1: Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 4.5: Control encroachment of incompatible land uses on viable industrial activity.

Policy 4.11: Maintain an adequate supply of space appropriate to the needs of incubator industries.

Policy 6.1: Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.3: Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.6: Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

Racial and Social Equity Analysis

Understanding the benefits, burdens and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

The Zoning Map amendments in the proposed Ordinance help preserve long-standing PDR businesses and activities in the Bayview Industrial Triangle and reinforce the pattern of neighborhood-serving retail spaces with residential above within the neighborhood commercial corridor. These outcomes further racial and social equity in multiple ways. Production, Distribution, and Repair businesses, serve as a source of employment for workers who may not have a college degree and at a salary that is higher than the retail sector. Maintaining PDR zoning also limits new market-rate office uses in the Bayview Industrial Triangle, which often contain higher-wage jobs, which may be out of reach for many residents in the neighborhood.

Maintaining PDR zoning in the Bayview Industrial Triangle also limits the location of future residential developments in the area off of Third Street, maintaining an important boundary between PDR and residential uses in an area historically affected by environmental injustices. The proposed NCT zoning on Third Street will increase the potential for affordable housing in the Bayview by permitting greater housing density.

Compliance with California Senate Bill 330: Housing Crisis Act of 2019

Signed into law on October 9, 2019, Senate Bill 330 (SB330) establishes a statewide housing emergency effective from January 1, 2020 to January 1, 2025. The Senate Bill prohibits cities and localities from rezoning actions or imposing new development standards that would reduce the zoned capacity for housing that was allowable as of January 1, 2018. This includes reducing the maximum allowable height, density, or floor area ratio (FAR). Such reductions are only permissible if the city concurrently increases the zoned capacity of housing elsewhere such that no net loss in residential capacity within the jurisdiction would result.

The Planning Department evaluated the proposed Bayview Industrial Triangle rezoning under the requirements of SB330 and assumes the following:

- The zoned capacity in effect as of January 1, 2018 in the Bayview Industrial Triangle is listed in the Bayview Industrial Triangle Redevelopment Plan, which applies from June 30, 1980 to June 30, 2020.
- The proposed zoning for the Bayview Industrial Triangle is NCT-3 along Third Street (except for parcel 5235/003) and PDR-1-G elsewhere
- SB330 restricts actions based on housing capacity; other non-residential land uses are not evaluated

The Planning Department calculates that the Bayview Industrial Triangle Zoning Update will remove housing capacity from one site in the Redevelopment Area, compared to what was allowed under the Redevelopment Plan. This site, parcel 5235/005, is estimated to have a maximum of 64 residential units that will not be permitted under the proposed zoning (PDR-1-G). Concurrent with this zoning update is the upzoning for the Potrero Power Station (PPS) SUD, which will create capacity for approximately 2,600 units.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

RECOMMENDATION

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

Staff recommends amending Zoning Map ZN10 because:

- This rezoning furthers the goals of the General Plan. Priority Policy 5 clearly states that the City maintains a diverse economic base by protecting our industrial and service sectors from displacement due to commercial office development. The PDR controls, unlike the M controls, would better ensure that future land uses are consistent with the General Plan.
 - Priority Policy 5: “That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.”
- This rezoning is consistent with other industrial zoning updates that have been adopted by the Planning Commission and the Board of Supervisors. June 3, 2008, the Board of Supervisors adopted the PDR-1-B and PDR-2 zoning use districts. These districts were applied to the majority of industrial parcels in the Bayview Hunters Point Neighborhood. December 9, 2008, the Board of Supervisors adopted the Eastern Neighborhoods Program, which applied the PDR controls to the majority of areas previously zoned M-1 or M-2 in the East Soma, Mission, Showplace Square Potrero Hill and the Central Waterfront neighborhoods. April 21, 2009, the Board of Supervisors adopted the India Basin Industrial Park Zoning Map Amendment, which applied PDR controls to the areas previously zoned M-1 and M-2 in the India Basin Industrial Park Redevelopment Area.
- The rezoning would carry forward the intent of the soon-to-expire Bayview Industrial Triangle Redevelopment Plan and Project Area, which was created in collaboration with long-standing community members through thorough analysis and community goal-setting.
- Applying the PDR controls to Bayview Industrial Triangle would apply a new zoning use district but would not encourage a substantial change in the intensity of development or substantial change in use. The NCT controls on Third Street would allow for greater density of housing on the commercial corridor, which aligns with projects recently approved through the Office of Community Infrastructure and Investment which are awaiting final approval.
- The proposed Production, Distribution and Repair (PDR) controls would help to maintain the industrial character of the area, by limiting the amount of office and retail, and prohibiting residential uses. These restrictions were requirements of the Redevelopment Plan, and the PDR controls therefore, would continue a similar pattern of development.
- This rezoning would help to minimize future land use conflicts, as well as ensure that the area remains a place for jobs and non-residential activities.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

ENVIRONMENTAL REVIEW

Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the Common Sense Exemption (CEQA Guidelines Section 15061(b)(3)).

PUBLIC COMMENT

As of the date of this report, the Planning Department has received approximately 15 letters with public comment on this project.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Full-sized Maps of Proposed Zoning and Height Map Amendments
- Exhibit C: CEQA Categorical Exemption Determination
- Exhibit D: Board of Supervisors File No. 200086
- Exhibit E: Letters of Support/Opposition or other supporting documentation, etc.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: FEBRUARY 20, 2020

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Date: February 12, 2020
Case No.: 2020-000084PCA/MAP
Project Address: **Bayview Industrial Triangle Redevelopment Area**
Zoning: M-1, M-2 (Manufacturing), and NC-3 (Neighborhood Commercial)
40-X or 65-J Height and Bulk District
Block/Lot: 5235/003; 5242/015, 016, 020, 021, 022, 023, 024, 042; 5253/008, 009, 013, 015,
016, 017, 018, 020, 028, 029, 030, 031, 032, 033, 034, 039; 5260/001, 004, 010,
019, 030, 031, 032, 034, 035, 036, 037, 038, 041, 042; 5272/011, 014, 015, 016,
017, 018, 019, 020, 043, 044, 045, 048; 5278/015; 5279/001, 002, 003, 004, 033,
034, 035, 036, 037, 039, 041, 042, 043, 044, 045, 048, 049, 051, 053, 054.
Project Sponsor: Supervisor Walton
Staff Contact: Reanna Tong- (415) 575-9193
reanna.tong@sfgov.org
Recommendation: **Approval**

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE SAN FRANCISCO PLANNING CODE BY AMENDING SECTIONAL MAP SHEET ZN10 TO RE-CLASSIFY CERTAIN PARCELS IN THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA FROM M-1 TO PDR-1-G, M-2 TO PDR-1-G, AND M-1 AND NC-3 TO NCT-3; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on January 28, 2020, Supervisor Walton introduced a proposed ordinance under Board of Supervisors (hereinafter "Board") File number 200086, which would amend Sheet ZN10 of the Zoning Map to change the zoning districts within the Bayview Industrial Triangle Redevelopment Area from M-1, M-2, and NC-3, to PDR-1-G and NCT-3; and,

WHEREAS, the Planning Commission (hereafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 20, 2020; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15061(b)(3); and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and,

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and,

WHEREAS, the Planning Commission finds the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and,

MOVED, that the Commission hereby recommends that the Board of Supervisors approves of the proposed Ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds the proposed Ordinance is in accordance with the General Plan as it will maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance will also ensure and encourage the retention and provision of neighborhood-serving goods and services in the Bayview Industrial Triangle.

1. In the City's FY 12-13 budget, responsibility for providing strategic direction, planning and oversight of early care and education programs was consolidated in the new agency, OECE.
2. The proposed Ordinance will correct the Planning Code so that it is in line with the City's current practices and adopted budget.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposal would apply the PDR controls to the project area, which work to retain existing uses and encourage new PDR type uses and activities. The PDR sector has brought economic and job diversity to San Francisco by supporting other business sectors through services and goods such as catering, equipment rental, and product manufacturing. PDR businesses are a source of employment for a wide range of

employees, including those who do not have a college degree, yet provide a salary that is higher than the retail sector.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The proposal would apply the PDR controls to the Bayview Industrial Triangle, which would help to retain job generating uses and activities. PDR jobs have been shown to provide better wages than other industries for employees who do not have a college degree.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.5

Control encroachment of incompatible land uses on viable industrial activity.

The proposal would apply the PDR controls to the Bayview Industrial Triangle, which would help to maintain the industrial character of the area. These controls maintain the PDR uses, by limiting the amount of office, housing and retail in the PDR area.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed reclassification would not have a negative effect on existing neighborhood-serving retail uses in the area, the proposed reclassification provides flexibility to encourage future neighborhood-serving retail and housing density along the Third Street corridor.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed reclassification maintains the intent of the Bayview Industrial Triangle Redevelopment Plan by permitting housing on the project area's principal arterial (Third Street), but not off Third Street; and preserving and protecting existing neighborhood-serving retail and PDR uses through the restriction of office and residential uses off Third Street.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed reclassification would not have an adverse effect the City's existing supply of affordable housing, but enhances the supply by allowing for greater housing density on Third Street.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed amendment would protect industrial and service sectors from displacement. PDR use districts were created with the intent to retain space for jobs and help reduce land use conflicts between housing and industry. The PDR districts have strict controls which limit the intrusion of residential, large retail, and office uses into active industrial districts. The proposed amendment therefore, will work to protect the existing industrial and service sectors from displacement.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 20, 2020.

Jonas P. Ionin
Commission Secretary

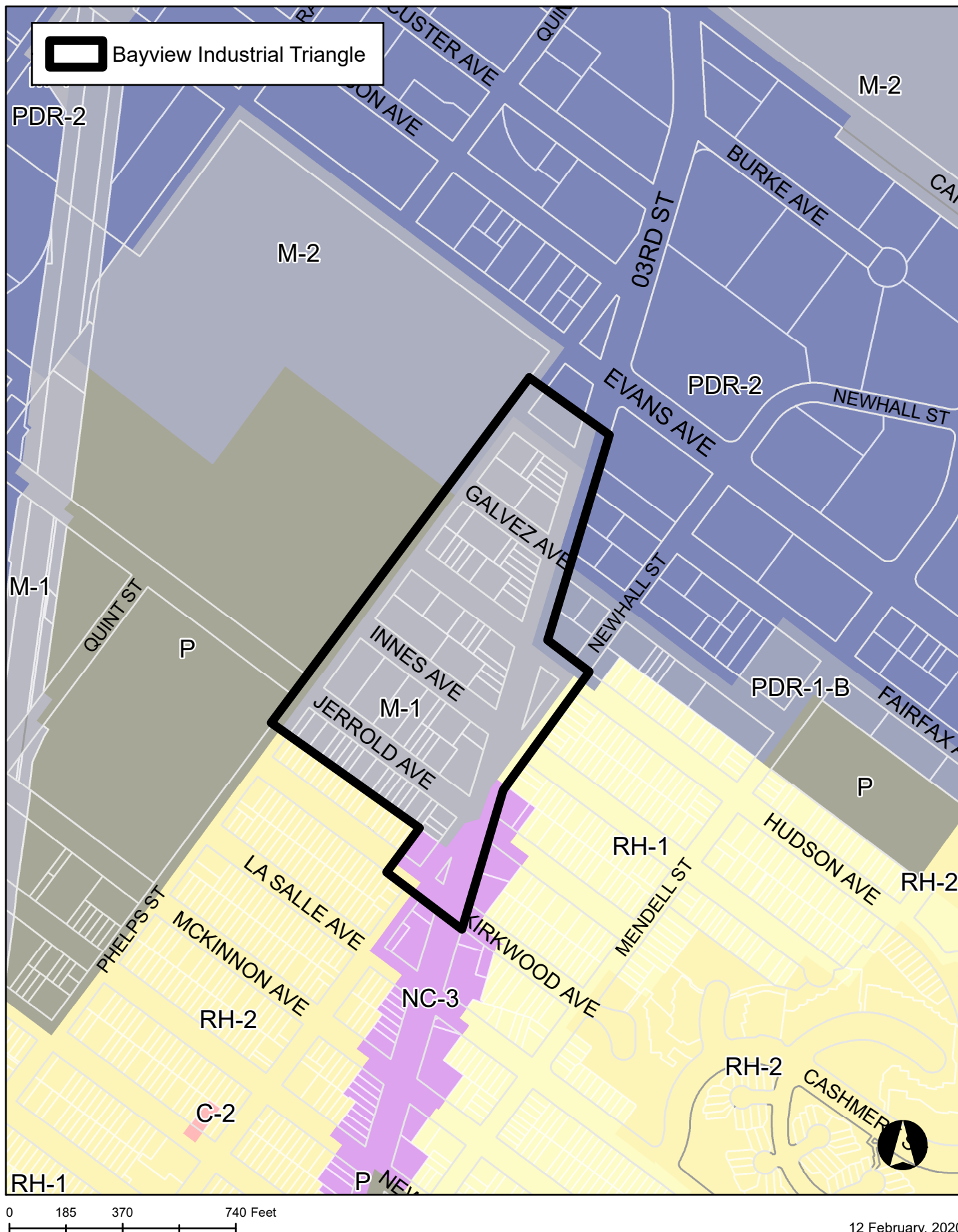
AYES:

NOES:

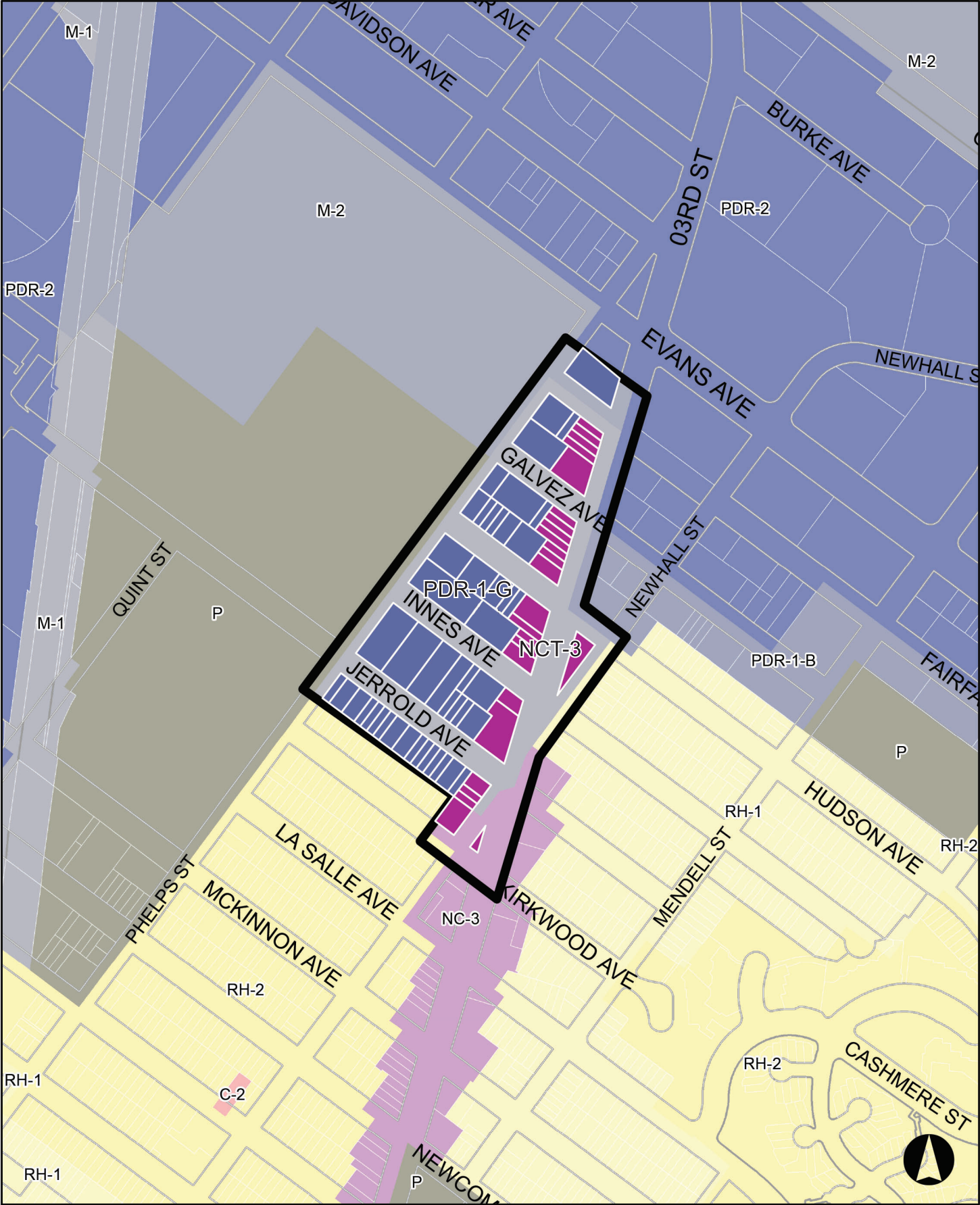
ABSENT:

ADOPTED: February 20, 2020

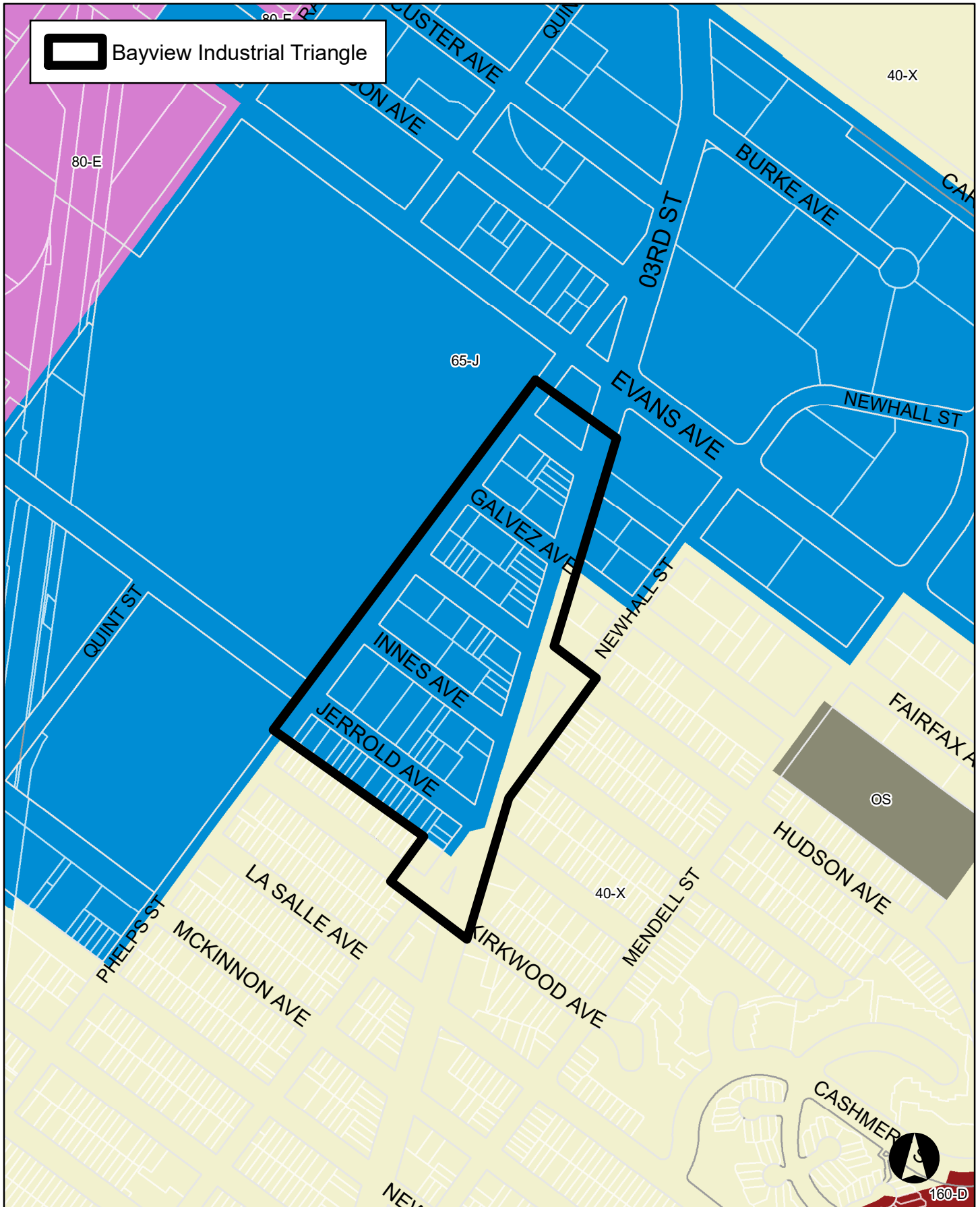
Bayview Industrial Triangle - Existing Zoning
(Lot Area: 9.7 acres)
San Francisco



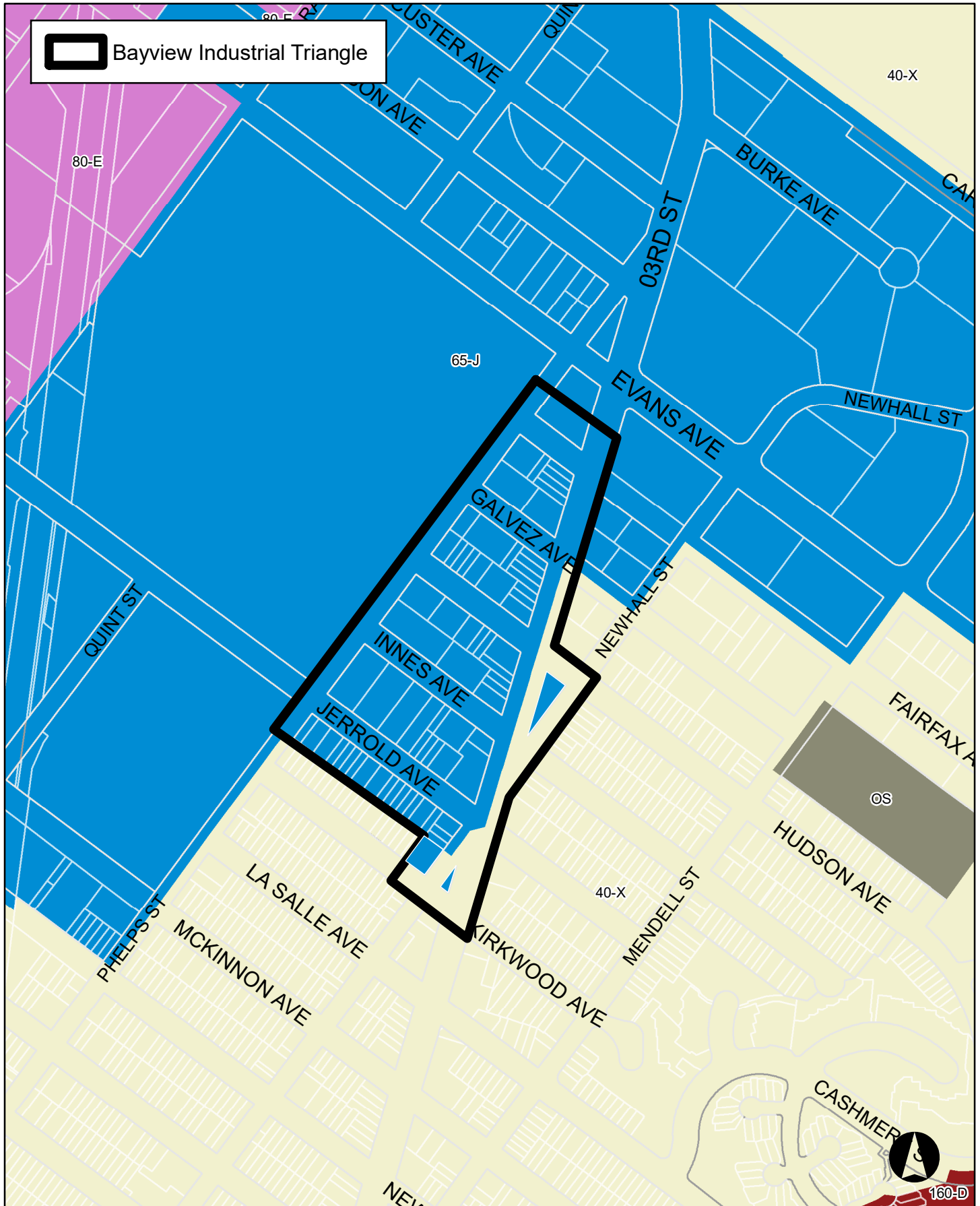
Bayview Industrial Triangle - Proposed Zoning
(Lot Area: 9.7 acres)
San Francisco



Bayview Industrial Triangle - Existing Heights
(Lot Area: 9.7 acres)
San Francisco



Bayview Industrial Triangle - Proposed Heights
(Lot Area: 9.7 acres)
San Francisco





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
Bayview Industrial Triangle Redevelopment Area Rezoning		
Case No.		Permit No.
2020-000084ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Bayview Industrial Triangle - The proposed ordinance would amend the San Francisco Planning Code by amending sectional map sheet ZN10 to change the use classification of certain parcels in the Bayview Industrial Triangle Redevelopment project area from M-1 (light industrial), M-2 (heavy industrial) and NC-3 (moderate-scale neighborhood commercial district) to PDR-1-G (general industrial) and NCT-3 (moderate-scale neighborhood commercial transit). The Bayview Industrial Triangle Redevelopment Area ("BIT"), comprised of approximately 75 parcels, was adopted on June 30, 1980 for a forty year time period. All real property in the Redevelopment Area is subject to the controls and requirements of the Redevelopment Plan. The intent of the Bayview Industrial Triangle Redevelopment Plan was to preserve and expand industrial uses and activities, limit office and residential uses, and allow for limited retail uses. On June 30, 2020, the Bayview Industrial Triangle Redevelopment Plan will expire. As a result, the underlying M-1, M-2, and NC-3 zoning uses and 65-foot height districts will take effect and all planning and entitlement responsibilities will transition from the Office of Community Infrastructure and Investment to the Planning Department. This legislation aims to retain the existing industrial uses and non-residential FULL PROJECT DESCRIPTION ATTACHED		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input checked="" type="checkbox"/>	Class ____ Common Sense Exemption - CEQA Guidelines Section 15061(b)(3)

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Joy Navarrete PLEASE SEE ATTACHED	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Board of Supervisors Ordinance adoption	Signature: Joy Navarrete 02/12/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Full Project Description

Bayview Industrial Triangle - The proposed ordinance would amend the San Francisco Planning Code by amending sectional map sheet ZN10 to change the use classification of certain parcels in the Bayview Industrial Triangle Redevelopment project area from M-1 (light industrial), M-2 (heavy industrial) and NC-3 (moderate-scale neighborhood commercial district) to PDR-1-G (general industrial) and NCT-3 (moderate-scale neighborhood commercial transit).

The Bayview Industrial Triangle Redevelopment Area ("BIT"), comprised of approximately 75 parcels, was adopted on June 30, 1980 for a forty year time period. All real property in the Redevelopment Area is subject to the controls and requirements of the Redevelopment Plan. The intent of the Bayview Industrial Triangle Redevelopment Plan was to preserve and expand industrial uses and activities, limit office and residential uses, and allow for limited retail uses.

On June 30, 2020, the Bayview Industrial Triangle Redevelopment Plan will expire. As a result, the underlying M-1, M-2, and NC-3 zoning uses and 65-foot height districts will take effect and all planning and entitlement responsibilities will transition from the Office of Community Infrastructure and Investment to the Planning Department. This legislation aims to retain the existing industrial uses and non-residential activities, minimize future land use conflicts, and provide for future employment opportunities.

The proposed legislation has several main components: 1) rezone all parcels off Third Street within the Bayview Industrial Triangle from M-1 (Light Industrial) to PDR-1-G (General Production, Distribution, and Repair); 2) rezone all parcels on Third Street within the Bayview Industrial Triangle, except for parcel 5235/003, from M-1 and NC-3 to NCT-3 (Moderate-Scale Neighborhood Commercial Transit); 3) rezone parcel 5235/003 from M-2 to PDR-1-G; and 4) reclassify the height and bulk for parcels 5260/001, 5279/004, and 5278/015 from 40-X to 65-J. For most of the subject area, these updated zoning districts permit essentially the same land uses and, similar to the Redevelopment Plan, would work to ensure that industrial type uses remain the primary land uses. Whereas the Redevelopment Plan permits projects up to a maximum of 40-feet in the entire Bayview Industrial Triangle (except for up to 65-feet allowed on Third Street), the underlying zoning permits projects up to a maximum of 65-feet for the entire Bayview Industrial Triangle area.

CEQA Impacts

The rezoning of the Bayview Industrial Triangle to the pre-1980 underlying zoning would permit essentially the same land uses as the present zoning and the existing height districts would remain the same. Three parcels would be reclassified height and bulk from 40-X to 65-J. The zoning change would be largely procedural and housekeeping measures, affecting only the administration and jurisdiction of permitting. Development permits within the BIT would be issued by the Planning Department instead of the Office of Community Infrastructure and Investment (OCII). There are no specific physical projects proposed under this rezoning - individual projects would require their own separate environmental review subsequent to this rezoning.

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the Common Sense Exemption (CEQA Guidelines Section 15061(b)(3)).

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:

[Planning Code, Zoning Map - Bayview Industrial Triangle Redevelopment Area Rezoning]

Ordinance amending the Planning Code by amending the Zoning Map to change the use classification of certain parcels in the Bayview Industrial Redevelopment Project Area (“Project Area”) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height and bulk classification of certain parcels in the Project Area from 40-X to 65-X; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance are excluded from review under the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) because CEQA applies only to projects which have the potential for causing a significant effect on the environment under CEQA Guidelines section 15061(b)(3). Said determination is on file with the Clerk of the Board of

Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____, and incorporates such reasons by this reference thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

Section 2. The Planning Code is hereby amended by revising Sectional Map ZN10 of the Zoning Map of the City and County of San Francisco, as follows:

Assessor's Parcels Block/Lot Number	Use District to be Superseded	Use District Hereby Approved
5235/003	M-1	PDR-1-G
5242/015	M-1	PDR-1-G
5242/016	M-1	PDR-1-G
5242/020	M-1	PDR-1-G
5242/021	M-1	NCT-3
5242/022	M-1	NCT-3
5242/023	M-1	NCT-3

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5242/024	M-1	NCT-3
5242/042	M-1	NCT-3
5253/008	M-1	NCT-3
5253/009	M-1	PDR-1-G
5253/013	M-1	PDR-1-G
5253/015	M-1	PDR-1-G
5253/016	M-1	PDR-1-G
5253/017	M-1	PDR-1-G
5253/018	M-1	PDR-1-G
5253/020	M-1	PDR-1-G
5253/028	M-1	PDR-1-G
5253/029	M-1	NCT-3
5253/030	M-1	NCT-3
5253/031	M-1	NCT-3
5253/032	M-1	NCT-3
5253/033	M-1	NCT-3
5253/034	M-1	NCT-3
5253/039	M-1	PDR-1-G
5260/001	M-1	NCT-3
5260/004	M-1	PDR-1-G
5260/010	M-1	PDR-1-G
5260/019	M-1	PDR-1-G
5260/030	M-1	PDR-1-G
5260/031	M-1	PDR-1-G

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5260/032	M-1	NCT-3
5260/034	M-1	NCT-3
5260/035	M-1	NCT-3
5260/036	M-1	NCT-3
5260/037	M-1	PDR-1-G
5260/038	M-1	PDR-1-G
5260/041	M-1	NCT-3
5260/042	M-1	NCT-3
5272/011	M-1	PDR-1-G
5272/014	M-1	PDR-1-G
5272/015	M-1	PDR-1-G
5272/016	M-1	PDR-1-G
5272/017	M-1	PDR-1-G
5272/018	M-1	PDR-1-G
5272/019	M-1	PDR-1-G
5272/020	M-1	PDR-1-G
5272/043	M-1	PDR-1-G
5272/044	M-1	PDR-1-G
5272/045	M-1	NCT-3
5272/048	M-1	NCT-3
5278/015	NC-3	NCT-3
5279/001	M-1	NCT-3
5279/002	M-1	NCT-3
5279/003	M-1	NCT-3

5279/004	NC-3	NCT-3
5279/033	M-1	PDR-1-G
5279/034	M-1	PDR-1-G
5279/035	M-1	PDR-1-G
5279/036	M-1	PDR-1-G
5279/037	M-1	PDR-1-G
5279/039	M-1	PDR-1-G
5279/041	M-1	PDR-1-G
5279/042	M-1	PDR-1-G
5279/043	M-1	PDR-1-G
5279/044	M-1	PDR-1-G
5279/045	M-1	PDR-1-G
5279/048	M-1	PDR-1-G
5279/049	M-1	PDR-1G
5279/051	M-1	PDR-1-G
5279/053	M-1	PDR-1-G
5279/054	M-1	PDR-1-G

Section 3. The Planning Code is hereby amended by revising Sectional Map HT10 of the Zoning Map of the City and County of San Francisco, as follows:

Assessor's Parcels Block/Lot Number	Height District to be Superseded	Height District Hereby Approved
5260/001	40-X	65-X
5278/015	40-X	65-X

5279/004	40-X	65-X
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Section 4. Effective and Operative Dates.

(a) This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

(b) This ordinance shall become operative on its effective date stated in subsection (a) or on the effective date of the ordinance in Board of Supervisors File No. 200039 creating the Potrero Power Station Special Use District, whichever is later.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: AUDREY WILLIAMS PEARSON
Deputy City Attorney

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Andrew Koltuniak * PO Box 880221 * SF CA 94188
Private Investigator CAPI#25582
415 361 7184

2/12/20

Dear President Koppel and Members of the Planning Commission,

I am writing this letter to request that you continue the item before you regarding the proposed ordinance to rezone most of the expiring Bayview Industrial Triangle Redevelopment Area to a strictly PDR zoning district. The Bayview Industrial Triangle is a small segment of the Bayview district just west of Third Street in an area that contains a mix of commercial, residential and light industrial uses.

All of the properties being reconsidered for this rezoning are within 50 to 500 feet from the T – Line rail on Third Street which was a major infrastructure upgrade at a cost in excess of \$660 Million. There is a tremendous opportunity here to revitalize what is now a landscape of broken and aging structures and allow our neighborhood to grow and become vibrant again. This will only be possible if zoned appropriately.

I live and work in one of the two (2) existing homes in the BIT. My house was built in the 1880s when it was surrounded by other residential homes mixed in between cattle and livestock yards. Being one of the few actual full time residents of the BIT I am particularly concerned with the proposed changes which I believe are short sighted and will only achieve a continuation of the neighborhoods blighted state. I feel strongly that in order for the neighborhood to flourish and become a vibrant portion of the Third Street corridor it must have residents living in it. Otherwise it will continue to be a default area for RV/Mobile homes to congregate, prostitution, street level drug use and all the quality of life crimes that come along with these undesirable elements that are currently present.

We are the area's stakeholders and are requesting a more flexible zoning designation, such as UMU (Urban Mixed Use) that permits a mix of compatible uses including housing and commercial uses, as well as PDR. We believe allowing for greater flexibility will enhance the businesses along the Third Street corridor, increase employment and residential density making our neighborhood safer, and help address the City's housing shortage. We live here and our businesses are here. This is not a purely industrial part of the city like the Bayshore and should not be treated as such. Our community has a voice and we request a continuance be granted so that the Planning Department can incorporate our needs for the area and modify the legislation to allow for a mix of uses.

Andrew Koltuniak

1635 Jerrold Ave.

415 361 7184 / Andrewsfp@gmail.com



H A R N E Y P R O P E R T I E S

Dear President Koppel and Members of the Planning Commission,

I am writing this letter to request that you continue the item before you regarding the proposed ordinance to rezone most of the expiring Bayview Industrial Triangle Redevelopment Area to a strictly PDR zoning district. This re zoning needs a lot more work and the Bayview Citizens Advisory Committee has yet to vote on this item for the February meeting was cancelled. The Bayview Industrial Triangle is a small segment of the Bayview district just west of Third Street in an area that contains a mix of commercial, residential and light industrial uses.

We are the area's stakeholders and are requesting a more flexible zoning designation, such as UMU (Urban Mixed Use) that permits a mix of compatible uses including housing and commercial uses, as well as PDR. We believe allowing for greater flexibility will enhance the businesses along the Third Street corridor, increase employment and residential density making our neighborhood safer, and help address the City's housing shortage. We live here and our businesses are here. This is not a purely industrial part of the city like the Bayshore and should not be treated as such. Our community has a voice and we request a continuance be granted so that the Planning Department can incorporate our needs for the area and modify the legislation to allow for a mix of uses.

HOUSING AND JOBS DENSITY = Vibrant neighborhood and Safe Streets (This is what we all want). Zoning the majority of the area for PDR jobs will not add density and the area will continue to decline.

We need to plan for the future not the past. There is very little jobs density within the area which hurts our merchant corridor. We need both Job and Housing in order to revitalize this area. We should be encouraging investment with the hope of making this an attractive mixed use neighborhood that would make the Bayview proud. These collections of properties are the welcoming gateway to the Bayview District and this stock of buildings and vacant storefronts are nothing anyone is proud of today.

Let's plan for smart change. Without well thought out mixed use zoning this area will be faced with blight for another forty (40) years.

Thank you for your time and consideration.

Chris Harney

Property Owner

Harney Properties

1660-1690 Jerrold Avenue

San Francisco, CA 94124

415-865-6101 Office

415-999-6007 Mobile

Circosta Iron and Metal Company, Inc.

DEALERS IN FERROUS
AND NON-FERROUS METALS

"SINCE 1932"

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SAN FRANCISCO, CALIFORNIA 94124
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FAX: (415) 641-7804

BUYERS & SUPPLIERS
NEW & USED STEEL

February 12, 2020

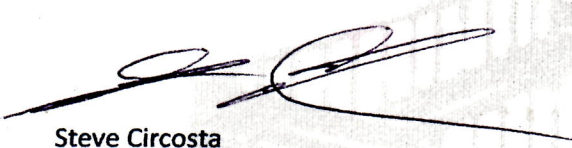
Dear President Koppel and Members of the Planning Commission,

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All the properties being reconsidered for this rezoning are within 50 to 500 feet from the T – Line rail on Third Street which was a major infrastructure upgrade at a cost in excess of \$660 Million. There is a tremendous opportunity here to revitalize what is now a landscape of broken and aging structures and allow our neighborhood to grow and become vibrant again. This will only be possible if zoned appropriately.

We are the area's stakeholders and are requesting a more flexible zoning designation, such as UMU (Urban Mixed Use) that permits a mix of compatible uses including housing and commercial uses, as well as PDR. We believe allowing for greater flexibility will enhance the businesses along the Third Street corridor, increase employment and residential density making our neighborhood safer, and help address the City's housing shortage. We live here and our businesses are here. This is not a purely industrial part of the city like the Bayshore and should not be treated as such. Our community has a voice and we request a continuance be granted so that the Planning Department can incorporate our needs for the area and modify the legislation to allow for a mix of uses.

Sincerely,



Steve Circosta
President
1619 Jerrold St.,
San Francisco, CA 94124
(415) 282-8568

Tong, Reanna (CPC)

From: Bobby Fallon <bobby@shamrockmovingstorage.com>
Sent: Tuesday, August 27, 2019 4:30 PM
To: Exline, Susan (CPC); Tong, Reanna (CPC); Yen, Aaron (CPC)
Subject: Industrial Triangle Re-Zoning

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Susan, Reanna and Aaron,

I was at the Community meeting last night at Sam Jordan's and heard you speak about the updates to the re-zoning process. Unfortunately I had to leave early to pick up my 6 year old, so I didn't get a chance to speak to you directly.

I would just like to convey a few points and concern from my perspective, which I feel is a little unique because of the fact that we are a small business but we are also the property owner and also because of where one of our properties is actually located. I'd like to start by saying I am all for small business protections as I feel governments in general don't protect them as much as they should. However, our business has been around for 44 years, started by my father and mother, currently employing all 4 of their children, so we are truly a family business. For the first 20 years of it's existence we were running it out of a home office or small leased warehouse. Only when they bought their first property at 3830 3rd St. and later a vacant lot at 3950 3rd St. did my parents begin to grow their business and develop some financial security, which they had sorely missed during the first 20 years of their work experience. That purchase has helped our business more than anyone will ever know. Not only did it give us a base of operation, but we have re-financed our building multiple times since with cash out to help grow to another location and improve our fleet and equipment that we need to run our business. What I am trying to say is our business was helped drastically by the increase in value of our property due to it's location in San Francisco, but also due to the ability of the property and the surrounding properties to be used for multiple uses, including but not limited to residential and office. Our value as you know is only as high as the comps of sales etc. in the surrounding area. Now we are not developers, nor do we foresee selling at any time in the future if ever, but re-zoning this neighborhood with restrictive uses such as only PDR is definitely detrimental to the values of my properties and my family and businesses' financial security.

I have spoken to Mark Klaiman of Pet Camp about his concerns and I completely understand them. I have also spoken to Chris Harney about his and completely understand them. I have to think there is some sort of a compromise whereby small businesses like Mark's are protected, by way of deed restrictions like he mentioned at the meeting, or any other tool that can be put in place to protect his and all the other existing uses, and also needing to protect our investments that some people have had for decades and are counting on to be a financial safety net for them. It's not fair to pull the rug out from under property owners who have paid hundred's of thousands in property taxes not to mention mortgage and interest payments, which we are still paying to this day. I believe a much more diverse zoning is needed for this neighborhood to satisfy the needs of all existing businesses, property owners and potential future employers. I am all for highly dense residential like Chris Harney is proposing at his site, as I thought the city were too. I'm sure there is much needed low-income housing pool amongst those new units, but it also brings potentially hundreds of new consumers to the neighborhood. This is highly accessible and desirable location and one that is primed for business and residential growth. I'm not so sure we should be designating this fantastic location for Auto Garages. They can be almost any industrial location and I would think a location that is less "Main Street" than the Triangle for quite frankly not such a clean business, would be more suitable. I have nothing against the current business running those operations, and I support protections for them to continue their operations but I don't think we should convert this great area to an auto shop refuge that attracts more of them, or movers or pet boarding centers for that matter. In my belief we should try and attract a certain amount of housing investment, then services to support those new residents and potential employers for these new and existing residents if possible, whilst again protecting small businesses already here, like ourselves. We feel like what you are proposing is sending us a message that you are giving up on this neighborhood by limiting its ability to grow and adapt to the changing needs of the people who live and work here and the potential needs of the future. It's not a good

message to send to the likes of us, Pet Camp, All Good Pizza, Sam Jordan's Bar and other small businesses that have invested a lot in their properties over the last 2 plus decades to try and make this a desirable, safe and exciting place to live and work. Respectfully, what's being proposed is a step backwards.

Another point I'd like to make is the way you have grouped my property at 3830 3rd St. with the off-3rd properties as opposed to the on-3rd properties. I have a sizeable frontage on 3rd St. and I'm also a highly visible location basically on the corner of 3rd and Evans and I believe I should be grouped with the parcels that you have proposed for "ground floor retail with residential above" My parcel is currently grouped with those properties under the existing zoning as it should be, but you have changed that for no apparent reason and I think that is wrong. I am an owner/user that occupies 100% of the parcel so no businesses will be impacted at all by sticking to the existing groupings. I have every intention of running my business out of this location for years to come and not leasing out the property or selling the property. In the event I did , again it would not impact any independent businesses whatsoever. I would ask as this debate continues this parcel be switched to the retail/residential block as it currently is. I think if anyone looks at this logically, they will agree with this request.

In summary, I think restricting uses is a noble gesture and I applaud what you are trying to do, but I think it will not have that effect. I have leased properties in purely industrial zoned locations over the last 10 years and I have had my rent triple at one location and almost double at another without the added competition of residential developers trying to buy the land or high end office or R&D uses competing against me. All you will accomplish is hurting property owners like my family who have worked their whole lives to acquire a few assets with our small business and all we ask is to have the rug not pulled out from under us. We deserve that small respect as employers, property tax payers and hard-working people of this city who want to see it succeed and grow and prosper.

Thank you for your time and I look forward to hearing back from you. I am also willing to meet in person if that is agreeable.

Regards,

Bobby Fallon
General Manager



3830 Third Street, San Francisco, CA 94124
(415) 731-2777 – office, (415) 725-7022 – cell
bobby@shamrockmovingstorage.com
www.shamrockmovingstorage.com

From: wumoffly@aol.com
To: [Tong, Reanna \(CPC\)](#); [Yen, Aaron \(CPC\)](#); sue.exline@sfgov.org
Cc: moffly@latticestix.com
Subject: Community feedback on BIT re-zoning
Date: Monday, February 03, 2020 3:39:00 PM
Attachments: [LWu BIT Re-zoning letter 0201 2020.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Planning Dept:

My husband and I own and occupy a property within the Bayview Industrial Triangle (BIT) where we operate our family business LatticeStix. With the Redevelopment Plan industrial restriction expiring this year on June 30, we were hoping that there would be a chance for a new re-vitalized future for the BIT. The industrial-only approach has already been tried for 40 years, and as you know, it has turned this prime transit corridor neighborhood (on 3rd St.) into a neglected under-developed pocket. We are therefore disappointed that the Planning Department is now wanting to fast-track to permanently restrict this whole area as industrial-only, forbidding housing, commercial and consumer retail/services uses forever!

We support a priority to protect the industrial use of these parcels (after all, we are using it industrially too), but are urging you to consider re-installing the mixed use zoning for this prime Muni transit corridor district. Industrial square footage can be required for each new project, along with permitting a mix of residential, consumer or commercial to re-vitalize this region, and to help address the housing crisis and need for increased density in San Francisco. The reality of what this Bayview Industrial Triangle (BIT) has decayed into in 40 years should be obvious evidence that a change in regime is warranted.

Please see our attached letter which details the decay which has resulted in the 40 year Redevelopment Plan policy, and our plea for a different future for the BIT. Your consideration is greatly appreciated! (And isn't the mayor urging more housing and more density?)

Lily Wu / John Moffly
LatticeStix
1615 Jerrold Ave.

Circosta Iron and Metal Company, Inc.

DEALERS IN FERROUS
AND NON-FERROUS METALS

"SINCE 1932"

1801 EVANS AVENUE
SAN FRANCISCO, CALIFORNIA 94124
TELEPHONE: (415) 282-8568
FAX: (415) 641-7804

BUYERS & SUPPLIERS
NEW & USED STEEL

February 12, 2020

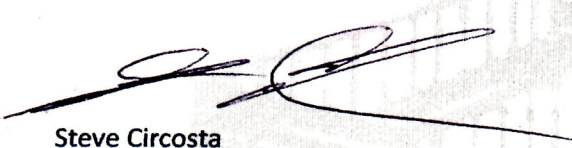
Dear President Koppel and Members of the Planning Commission,

I am writing this letter to request that you continue the item before you regarding the proposed ordinance to rezone most of the expiring Bayview Industrial Triangle Redevelopment Area to a strictly PDR zoning district. The Bayview Industrial Triangle is a small segment of the Bayview district just west of Third Street in an area that contains a mix of commercial, residential and light industrial uses.

All the properties being reconsidered for this rezoning are within 50 to 500 feet from the T – Line rail on Third Street which was a major infrastructure upgrade at a cost in excess of \$660 Million. There is a tremendous opportunity here to revitalize what is now a landscape of broken and aging structures and allow our neighborhood to grow and become vibrant again. This will only be possible if zoned appropriately.

We are the area's stakeholders and are requesting a more flexible zoning designation, such as UMU (Urban Mixed Use) that permits a mix of compatible uses including housing and commercial uses, as well as PDR. We believe allowing for greater flexibility will enhance the businesses along the Third Street corridor, increase employment and residential density making our neighborhood safer, and help address the City's housing shortage. We live here and our businesses are here. This is not a purely industrial part of the city like the Bayshore and should not be treated as such. Our community has a voice and we request a continuance be granted so that the Planning Department can incorporate our needs for the area and modify the legislation to allow for a mix of uses.

Sincerely,



Steve Circosta
President
1619 Jerrold St.,
San Francisco, CA 94124
(415) 282-8568

Tong, Reanna (CPC)

From: isam baba <isambaba@yahoo.com>
Sent: Wednesday, February 12, 2020 4:47 PM
To: Tong, Reanna (CPC)
Subject: Zoning Hearing - 20th February

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Dear Planning Commissioners,

My name is Isam Baba and I am a restaurant owner here in San Francisco. My newest business Deli business "On A Roll" will be opening soon at 16 Toland @ Evans in the Bayview.

I know the makeup of our Third Street corridor in the Bayview well and the area between Evans and Jerrold can be summed up in one word which is BLIGHT. I often ask myself WHY has this area fallen so far behind our neighbors to the immediate North (The Dogpatch) when I see positive thing happening in the Dogpatch and elsewhere in the City. When I was made aware of the upcoming zoning change I was immediately encouraged that good things will come. However, now that I understand that the planned zoning is to promote industry here adjacent to the new rail line I scratching my head and say WHY again.

Industry only zoning has NO place adjacent to a transit rich corridor like this. Train + Housing + Café's + Jobs make for a great place so please zone for it. There is an incredible opportunity to build homes here for working class families like my own. Zoning for Five (5) Story Factories ? Why? I cannot think of any factories under construction in the greater area. Let's plan for what is needed and that is HOUSING. We need more people in the area that will then support the local merchants and hopefully On a Roll.

To sum up my thoughts this area it is screaming "It is my turn to become something and what a better place to design a new neighborhood but along the T Line !!!"

Isam Baba

510-205-2711

February 12th, 2020

RE: Rezoning of the Bayview Industrial Triangle

Dear San Francisco Planning staff,

I own two commercial properties on 3rd Street in Bayview across the street from the Bayview Industrial Triangle (BIT). I *oppose* rezoning the parcels off of 3rd Street in the BIT to any PDR, industrial or industrial buffer zoning as proposed. I *propose* an urban mixed-use zoning for the following reasons:

- Leverage the proximity to the T Line light rail and the neighborhood's proximity to downtown which will decrease car traffic.
- Allow more residents to live and work near the 3rd Street retail corridor and decrease the staggering 21% retail vacancy rate.
- Decrease the crime rate as a result of fewer blighted and vacant areas. Bayview has the City's 4th highest crime rate and 1st highest homicide rate.

Bayview has the highest retail vacancy rate in the City because of its low-density zoning despite having a light rail. The result of this is a car-oriented neighborhood. Cars need parking and parking on 3rd Street is very limited. The light rail is flanked by mostly low-density NC-3 with a 40-foot height limit. This doesn't pencil out for development, especially considering most existing properties on 3rd Street have 2-3 rent controlled units. In addition, every parcel off of 3rd Street is flanked by RH-1 and RH-2 zoning.

We need more people living closer to 3rd Street in order to have a reasonable retail vacancy rate and a lower crime rate. An urban mixed-use zoning will put more residents in proximity to the retail corridor and create a safer and more vibrant neighborhood. Rezoning the BIT industrial changes nothing for the neighborhood and will allow vacancy and crime to proliferate.

Sincerely,

Joe Garvey
(415) 623-9629

February 12, 2020

To: Mayor London Breed, San Francisco Mayor's Office
State Senator Scott Wiener
District 10 Supervisor Shamann Walton
San Francisco Planning
Sue Exline
Reanna Tong

RE Re-zoning the Bayview Industrial Triangle from M-1 to PDR

To Whom It May Concern,

In spite of near unanimous opposition from BIT property owners and businesses, it seems that Planning is marching ahead with PDR zoning for the off-Third St area of the BIT. I would like to outline why this is bad for industrial businesses (like my own), for the Bayview, and for San Francisco as a whole. We have seen the future of the BIT under PDR. It is the present. A series of 70 year-old dilapidated metal warehouse in filled with vacant lots and chain-link fences, and an ever expanding population of camper vans.

Zoning that works for BIT business and property owners:

But first, a review of what I believe are the solution parameters. From the very first Planning meeting at Sam Jordan's last July, many of the business and property owners have asked for zoning that provides:

Increased Density

- More space creates more economic activity and supports business expansion.
- Expanded floor space creates room for more employees producing more jobs.
- Greater foot traffic improves neighborhood and reduces camper problem.
- 65 foot height as planned.

Maximum Flexibility

- Usage flexibility that addresses a rapidly changing economy.
- Add capacity for housing and/or office space and/or retail.

Retains Industrial Capacity

- 1:1 replacement of all industrial space.
- Retain ground floor industrial usage - upper floor industrial space is impractical.

Incentivizes Investment in Buildings

- Expand uses on upper floors to generate higher average rental yields to justify development.
- Development creates construction jobs and supports local economy.
- Create an attractive pedestrian experience.

And is driven by a rigorous planning process, that addresses the following questions:

- Is BIT more suitable for industrial, office, or housing? And how do you measure that?
- What would a mix look like?
- What is the current surplus/deficit of industrial space and what should it be?
- What is the direct and indirect economic impact of BIT industrial/housing/office usages?
- What usage creates the most direct / indirect jobs?
- Why does the Bayview always end up with the short end of the stick?

The Problem with Zoning Off-Third-BIT as PDR.

PDR formalizes the BIT as a low rent industrial ghetto. – Zoning exclusively PDR effectively caps today's rents at \$1.75/psf. With no incentive for improvements, lots empty for the past 40 years will remain empty. Seventy year-old, single story metal buildings will remain unimproved. Campers will continue to move-in. Voila! A ghetto segregated not by ethnicities, but by activity, in this case, industrial activity.

Industrial ghettos lack facilities for many modern businesses. Cheap rent and modern buildings are mutually exclusive. Exclusive PDR zoning will not provide financial incentives to upgrade buildings capable of increasingly popular uses such as food manufacturing(no floor drains), or electronics and robotics (clean room facilities). The BIT will be the city's repository of space for dirty, noisy, and the most price sensitive businesses.

BIT zoning to PDR creates a visual eyesore at the North gateway to the Bayview. As you travel South on Third from the gleaming Mission Bay buildings, past the modernist Chase Center, you enter first the revitalized Dogpatch. Renovated industrial buildings team with activity, and restaurants, galleries, and shops are a draw for people throughout San Francisco, and beyond. Further South is the India Basin area with tidy, 1980's modern warehouses. And then you cross Evans. On your left is a dated shopping center with dwindling businesses. And on the right are 5 blocks of dilapidated metal buildings, chainlink fences, empty lots, camper vans, and a generally scary environment . Welcome to the Bayview! From a strictly aesthetic perspective, zoning such an important location right on the Muni T with failed, Reagan-era redevelopment planning demonstrates a complete lack of imagination, and is nothing short of planning mal-practice.

PDR eliminates opportunity for 1000+ housing units. Housing is the humanitarian crisis of our time. And we are zoning 300,000 sq. ft. of space right on a tram-line for auto-body shops? This plan clearly demonstrates SF government's indifference to the misery on our streets, and the misery that this creates in the rest of us.

Mixing PDR and housing -the horse has left the barn. Planning has said that housing doesn't mix with PDR. Well, there is already housing surrounding and in the BIT, and the NCT zoning on third will put most industrial businesses within 100 feet of a six story residence. So if they don't mix, then shouldn't Third Street also be PDR? Or maybe the rest of the BIT should have a housing component, and just recognize that we are not talking about petroleum refining. All over the city people are living above PDR businesses, and if Planning is worried about residents' complaints, put up a sign, "Welcome to Butchertown Makers District. Yield to loading trucks".

Do we even need more PDR? After almost nine months, Planning can still not answer this basic question. This is a (paper) investment on \$150 million real estate parcel, and little analytical work has been performed. What has been done, is demonstrably wrong(average PDR wages: is it 60k, 78k, or 123k?). Shouldn't we have some sort of rigorous cost benefit analysis that compares outcomes? And if PDR is in such great demand, why are one in four lots in the BIT vacant? And is the justification that we need to zone the BIT to PDR "because we lost it in the Mission" a valid reason?

Without building expansion there will be no new jobs, and few "good jobs" at all. To create new jobs, you need additional space. Enshrining a \$1.75 rent will minimize the addition of floor space, and with no new floor space, no new jobs. And because the old buildings lack modern facilities(mentioned above), jobs will be limited to low tech, poorly paid, and generally unattractive employment.

Does Down (M-1 to PDR) Zoning 1% of SF industrial area contain industrial rents? The policy intent is that zoning for PDR will provide little incentive for new buildings, so rents will stay low. Really? SF has 24+ million sq.ft. of industrial space and the BIT has 200,000 sq.ft. In what market will discounting a product with 1% market share impact the overall market pricing?

Who Benefits from PDR zoning in the BIT?

It's pretty clear that lot's of people are hurt by this policy, but surely there is someone who benefits?
Three groups come to mind:

- A handful of tenants(most property in the BIT is owner occupied) employing a handful of employees may benefit a little on rent(\$1.75 vs. \$2+ psf).
- Scofflaws who can cleverly disguise activities from Planning enforcement.
- The Planning Department. Zoning to PDR is quicker and easier than the alternative.

Of all of the great things that could be done with this key part of the Bayview, we have settled on a lazy policy that is anti-density, anti-industrial business expansion, anti-job creation, anti-Bayview, and the most despicable of all, anti-housing.

Should you want to discuss this in greater detail, I and a group of my neighbors would love to have an opportunity to sit down with you.

Sincerely Yours



John Moffly
Co-Founder



KJ WOODS CONSTRUCTION INC.
General Engineering Contractor
CSLB # 701797

1485 BAYSHORE BLVD #149
SAN FRANCISCO, CA 94124
PH (415) 759-0506
FAX (415) 468-1359

February 12, 2020

Dear President Koppel and Members of the Planning Commission,

I am writing this letter to request that you continue the item before you regarding the proposed ordinance to rezone most of the expiring Bayview Industrial Triangle Redevelopment Area to a strictly PDR zoning district. The Bayview Industrial Triangle is a small segment of the Bayview district just west of Third Street in an area that contains a mix of commercial, residential and light industrial uses.

All of the properties being reconsidered for this rezoning are within 50 to 500 feet from the T – Line rail on Third Street which was a major infrastructure upgrade at a cost in excess of \$660 Million. There is a tremendous opportunity here to revitalize what is now a landscape of broken and aging structures and allow our neighborhood to grow and become vibrant again. This will only be possible if zoned appropriately.

We are the area's stakeholders and are requesting a more flexible zoning designation, such as UMU (Urban Mixed Use) that permits a mix of compatible uses including housing and commercial uses, as well as PDR. We believe allowing for greater flexibility will enhance the businesses along the Third Street corridor, increase employment and residential density making our neighborhood safer, and help address the City's housing shortage. We live here and our businesses are here. This is not a purely industrial part of the city like the Bayshore and should not be treated as such. Our community has a voice and we request a continuance be granted so that the Planning Department can incorporate our needs for the area and modify the legislation to allow for a mix of uses.

Kieran Woods
4040 3rd Street
San Francisco, CA 94124
(415) 759-0506

Lily Wu, BIT Property Owner/Occupant
1615 Jerrold Ave.
San Francisco, CA 94124
January 31, 2020

London Breed, San Francisco Mayor

Scott Wiener, State Senator, San Francisco

Shamann Walton, District 10 Supervisor

Bayview Hunters Point Citizen Advisory Committee

Planning Commission

Sue Exline, Reanna Tong, Aaron Yen, Planning Department

Re: A New Approach for BIT Zoning

As you, our community leaders and government representatives, consider what to do next for the Bayview Industrial Triangle (“BIT”) zoning, I respectfully ask that you consider what has actually happened in the past 40 years in the BIT area under restrictive zoning, and to apply that knowledge and reality to the future.

Over forty years ago, the BIT area was originally zoned M-1, which is multi-use, effectively permitting almost any type of usage, including residential, retail, commercial office, or industrial. Due to this legacy, the BIT region today has parcels which grandfather all of the different uses permitted under M-1. However, mixed use development was stopped by the BIT overlay 40 years ago, which then restricted the entire region to industrial only, forbidding residential, retail, and commercial.

So what has happened to the BIT under the past 40 years of zoning restricted to industrial? Has it become a thriving region of industrial activity and employment? Actually, for those of us who own and occupy property in the BIT, we know that, in fact, it is one of the more dilapidated areas in San Francisco, with multiple vacant lots, mostly unimproved decaying factories and warehouses, which offer few quality jobs with benefits and living wages. The streets are deserted in the evenings and weekends, which leads to homeless squatters, garbage strewn streets and regular dumping of larger junk and immobile vehicles. In reality, the 40 years of restrictive zoning has only limited new development, investment and improvements in the BIT, and entrenched the dilapidated condition of the properties and streets (see Appendix pictures).

Despite a 40-year history which has resulted in near wasteland conditions, the Planning Department now proposes to indefinitely extend the restrictive zoning for BIT parcels, and to explicitly prohibit multi-use development, prohibit residential and commercial office, and limit retail and institutional use. The Planning Department reasoning is:

- 1) There is high demand for “PDR” (the new term for industrial): however, as we see in the table of BIT lots on the following pages, there are 10 vacant lots in the BIT (25% of total lots, or 16% of the total lot area) which have never been built on, or have decayed and abandoned structures. If the PDR

demand is so great and unmet, shouldn't these lots have been snapped up or developed? "Vacant lot" is the second largest usage status in BIT today.

- 2) Restricting zoning to PDR will depress property values and lower PDR rents: again, the BIT is already restricted, and indeed the property values are depressed. Yet there is no in-flow of new PDR demand or tenants to the BIT. If anything, the BIT is home to numerous "zombie" businesses or dilapidated boarded-up buildings with little traffic in or out, and no high quality employment. The reality of the BIT today shows that depressing values through zoning results in depressing the condition of the region to near slum/blight status, which is not attractive to new businesses.

Planning's desired outcome of burgeoning industrial businesses taking advantage of the depressed property values has not in fact happened in the last 40 years. With the redevelopment controls expiring on June 30 this year, there is no reason to assume that extending this same zoning policy into the future will generate a different outcome.

If anything, the actual state of the BIT properties today after 40 years of restrictive zoning should be a wake-up call to try something different!

BIT Summary (as of 1/2020)

Use	Sq footage	% of SqF	No. of lots	% of lots
Industrial	170,764	61.4%	21	52.5%
Vacant	44,990	16.2%	10	25.0%
Retail	30,000	10.8%	2	5.0%
Mixed	22,500	8.1%	3	7.5%
Residential	10,000	3.6%	4	10.0%
Total	278,254	100.0%	40	100.0%

A New Approach: I propose that to achieve the Planning Department's goal of preserving industrial real estate and keeping it reasonably priced, a better approach might be a return to a broader mixed use zoning (such as M-1, MUG, UMU) with the stipulation that any mixed use development must include some % of industrial (PDR) square footage. This ensures that industrial remains a priority usage within the BIT, but it also fully takes advantage of the updated T Muni tram line which goes along the border of the BIT, helps address the housing crisis afflicting San Francisco now, and would breathe life into the underutilized parcels within the BIT. Given the nature of industrial operations, the PDR square footage is likely to be on the ground floor, which would leave the upper floors of the development open to residential, or commercial office. Another possible formula is retail or consumer services on the ground floor, and industrial in the floor(s) above. The advantages of this approach are:

- In reality, as seen in the BIT Summary table, the BIT is already mixed use due to the pre-BIT legacy of M-1 zoning. Also, the BIT is not an island – it is surrounded by consumer services and retail on 3rd St., solid residential on Kirkwood to the south, and solid industrial on Evans to the north. Allowing the BIT to be mixed use is in keeping with the character of the neighborhood in which it is located.
- Mixed use buildings can average out the returns per square foot by having a mix of higher rent residential and commercial and lower rent industrial. This is a commonly used strategy to increase

affordable housing stock: residential developments use market-rate housing to offset the lower affordable housing returns.

- By requiring each mixed use application to include a minimum % of industrial square footage, the city can insure that BIT's overall industrial square footage is not lost or reduced. If anything, it may be increased as owners of vacant lots or single story properties are attracted by a mix of higher residential and commercial returns to build and expand.
- In the following detailed table of the BIT lots, we see that the most improved and renovated lots in BIT today are consumer-focused (Flora Grubb, Pet Camp), mixed use with offices (1660 Hudson, 1683 Sam Jordan Way), or residential (1635 Jerrold). These are higher yielding uses which can attract investment and renovation dollars, and allow the BIT streets to become re-invigorated. In contrast, the industrial building stock in the BIT is dated and even crumbling in some cases. The continued use of old industrial structures possibly not compliant with current codes is even a potential safety issue.
- Allowing mixed usages with residential or commercial on upper floors, the overall density and parcel utilization is increased, and weekend and evening population is increased which leads to more commercial activity, support for the 3rd St. businesses, and would deter the BIT streets from becoming squatter sites, or litter strewn and a dumping area on weekends. The greater residential density would also make full use of the 3rd St. transit corridor which is the eastern border of the BIT.
- Finally, nicer and newer buildings and industrial structures will attract higher value and new economy businesses which mean higher paying jobs.

In summary, I hope that the Planning Department and community leaders can walk the streets of BIT and see what the past 40 years of restrictive zoning has led to in reality, and to seriously consider if they want to perpetuate and make permanent the zoning policy which has led to the current state of the BIT.

A broader mixed use zoning which requires industrial square footage can achieve the PDR preservation objective, increase overall residential density along the 3rd St transit corridor, and inject investment and improvement into the streets of the BIT. Extending a restrictive regime will just be more of the same of the past 40 years' results. The city tried industrial-only, and look what we got. Shouldn't we try something else now? If you don't have time to walk the streets of BIT, please look at the following table of the property lots, and the pictures.

Sincerely,

Lily Wu

[P.S. The process for considering new zoning after the expiration of the BIT policy has also not been ideal. The Planning Dept. is accelerating this rezoning process, and has organized a number of community outreach events, but each with very short notice, and devoted to the Planning Dept. telling the audience what THEIR priorities are, what THEIR plans are, and the microphone passed to THEIR experts and sponsors. Limited or no time is given to community questions and comments. In one event, I had to interject out of order to voice the above historic perspective and new proposal because the Planning Department would not invite comments or take questions. With 40 years of BIT expiring, we finally have a chance to make this region better – let's take the time to do this right!]

Bayshore Industrial Triangle

Current Status

Address	Lot size (sf)	Actual Use	Property condition	Notes
1615 Jerrold	2,500	Industrial	Old	Wood working
1619 Jerrold	5,000	Industrial	Old	Kitchen fixtures
1627 Jerrold	2,495	Vacant lot		
1629 Jerrold	2,495	Vacant lot		
1635 Jerrold	2,500	Residential	Renovated	
1639 Jerrold	2,500	Residential	Dated	
1643 Jerrold	2,500	Industrial	Renovated	Food preparation
1649 Jerrold	5,000	Industrial	Old	HVAC
1655 Jerrold	5,000	Industrial	Old	Auto body shop
1667 Jerrold	2,500	Residential	Dilapidated	
1669 Jerrold	2,500	Vacant lot		
1671 Jerrold	2,500	Mixed Use	Old / Dilapidated	Cannabis grow operation
1675 Jerrold	2,500	Residential	Old	
1683 Jerrold	5,000	Industrial	Old	
1689 Jerrold	5,000	Industrial	Old	
1695 Jerrold	2,500	Industrial	Old / Dilapidated	
801 Phelps	20,000	Industrial	Old	Motorcycle repair, Marble supply
1660 Jerrold	20,000	Industrial	Old	
1640-34 Jerrold	15,000	Retail	Renovated	Flora Grubb
1630 Jerrold	2,500	Vacant lot		
1618 Jerrold	7,000	Industrial	Renovated	Irrigation supplies
1620 Innes	22,500	Industrial	Old	Private bus depot
1610 Innes	15,000	Vacant lot		
701 Phelps	11,800	Industrial	Old	
1675 Hudson	10,000	Industrial	Old	
1665 Hudson	5,693	Industrial	Old	Carpet connection
1645 Hudson	2,500	Vacant lot		
1698 Hudson	5,000	Industrial	Renovated	
1684 Hudson	2,500	Industrial	Old	plastic fabrication
1676 Hudson	2,500	Vacant lot		
1668 Hudson	2,500	Industrial	Old / dilapidated	
1660 Hudson	5,000	Industrial / office	Renovated	
1616 Hudson	10,000	Vacant lot		
525 Phelps	15,000	Retail	Renovated	Pet boarding
1695 Sam Jordan	5,000	Industrial	Old	Lee Auto body
1683 Sam Jordan	15,000	Industrial / Office	Renovated	
1665 Sam Jordan	2,500	Vacant lot		
1595 Fairfax	10,000	Industrial	Old	Power tools, contractors, rentals
1575 Fairfax	2,500	Vacant lot		
3830 3rd Ave	16,271	Industrial	Old	Shamrock movers

Vacant Lots in BIT



Dilapidated Industrial Properties



Tong, Reanna (CPC)

From: Exline, Susan (CPC)
Sent: Monday, November 04, 2019 4:49 PM
To: Switzky, Joshua (CPC); Yen, Aaron (CPC); Tong, Reanna (CPC)
Subject: Fwd: Bayview Industrial Triangle Re-Zoning

From: Walton, Shamann (BOS) <shamann.walton@sfgov.org>
Sent: Monday, November 4, 2019 3:28:53 PM
To: Mark Klaiman <Mark@petcamp.com>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>
Subject: RE: Bayview Industrial Triangle Re-Zoning

Thank you for your email Mark.

I appreciate you reaching out.

Supervisor Shamann Walton

San Francisco Board of Supervisors, District 10
1 Dr. Carlton B. Goodlett Pl, Room 282
Office: 415.554.7670

From: Mark Klaiman <Mark@petcamp.com>
Sent: Monday, November 04, 2019 3:27 PM
To: Walton, Shamann (BOS) <shamann.walton@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>
Subject: Bayview Industrial Triangle Re-Zoning

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Supervisor Walton:

I am writing seeking your support of the San Francisco Planning Department's efforts to preserve economic diversity in the Bayview Industrial Triangle (BIT)

By way of background, I am one of the owners of Pet Camp, a day and overnight care pet facility located at 525 Phelps Street. My wife and I have owned and operated Pet Camp since 1997. During our 20 plus years of owning a small business in the Bayview, we have tried to both operate a successful small business and to be a good San Francisco corporate citizen. In addition to our involvement in the Bayview, you may recall we were members of the Bayview Rotary Club at the same time, we are active in a host of other business, civic and pet entities in

San Francisco. We were also the first certified green pet care facility in the country. I provide this background, not to promote Pet Camp but rather to dispel the myth that PDR businesses are old, dirty, and disengaged businesses.

Many PDR businesses have invested significant sums in their businesses and in the Bayview. It was under the guidance of Supervisor Maxwell and her Back Streets Advisory Board, that PDR businesses were given an opportunity to present how their investments in the community created jobs and, in her words, helped grow a diverse middle-class work force. In the BIT, PDR employment has continued to grow even while non-PDR businesses on Third Street have struggled or sadly closed.

In the past, the tool to protect PDR businesses was to create a large physical buffer between those business and other land uses. As construction technology has evolved and legal restrictions and notices have become more nuanced, a large physical buffer may no longer be the only way for PDR uses and non-PDR land uses to co-exist in the BIT. The Planning Department has indicated a willingness to investigate these methodologies.

The zoning solution proposed by the Planning Department creates a balance between the needs of the PDR business and those of the business and real estate owners on Third Street. While there are some real estate speculators who claim to know what's best for our community, their lack of history and involvement in our neighborhood belies that assertion. Their desire to make a "quick buck" should not trump the efforts of those who have demonstrated a long-term commitment to the Bayview. Creating a thoughtful and balanced solution calls for more than wiping out the investment and jobs that the PDR businesses have brought to the BIT. The Planning Department's approach allows housing and neighborhood servicing business on Third Street while protecting existing PDR business thus providing the necessary balance.

I encourage you to support the Planning Department's efforts to preserve the business and jobs in the BIT while creating the opportunity for non-PDR uses and housing to thrive along the Third Street corridor.

Respectfully,

Mark Klaiman

Mark Klaiman, Senior Counselor



Main Campground
525 Phelps Street

Cat Safari
3233 Sacramento Street

BACON

PLUMBING CO INC

February 12, 2020

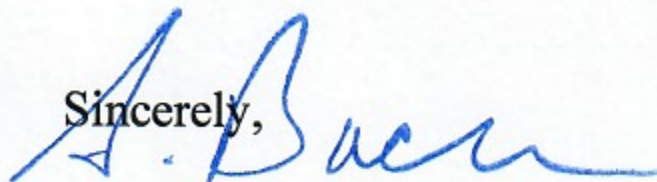
Dear President Koppel and Members of the Planning Commission,

I am writing this letter to request that you continue the item before you regarding the proposed ordinance to rezone most of the expiring Bayview Industrial Triangle Redevelopment Area to a strictly PDR zoning district. The Bayview Industrial Triangle is a small segment of the Bayview district just west of Third Street in an area that contains a mix of commercial, residential and light industrial uses

All of the properties being reconsidered for this rezoning are within 50 to 500 feet from the T – Line rail on Third Street which was a major infrastructure upgrade at a cost in excess of \$660 Million. There is a tremendous opportunity here to revitalize what is now a landscape of broken and aging structures and allow our neighborhood to grow and become vibrant again. This will only be possible if zoned appropriately.

We are the area's stakeholders and are requesting a more flexible zoning designation, such as UMU (Urban Mixed Use) that permits a mix of compatible uses including housing and commercial uses, as well as PDR. We believe allowing for greater flexibility will enhance the businesses along the Third Street corridor, increase employment and residential density making our neighborhood safer, and help address the City's housing shortage. We live here and our businesses are here. This is not a purely industrial part of the city like the Bayshore and should not be treated as such. Our community has a voice and we request a continuance be granted so that the Planning Department can incorporate our needs for the area and modify the legislation to allow for a mix of uses.

Sincerely,



Shayne Bacon
Property Owner: 1698 Hudson Ave

1998 WU FAMILY LLC
1665 Hudson Avenue
San Francisco, CA 94124
(415) 816-2296
WUVINCEWU@GMAIL.COM

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Vincent Wu
02/12/2020
1665 Hudson Avenue, SF CA 94127
(415) 816-2296

January 14, 2020

VIA E-MAIL susan.exline@sfgov.org

Susan Exline
Senior Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Bayview Industrial Triangle Proposed Rezoning

Dear Ms. Exline:

We respectfully request that you consider the following views and research regarding the Planning Department's on-going study on zoning updates for the Bayview Industrial Triangle ("BIT"). We understand that the Planning Department is proposing to rezone the majority of BIT to PDR to meet the following goals: stabilize the community and businesses in the BIT, grow PDR off of Third Street, and encourage housing and retail on Third Street¹.

As owners, tenants, and merchants of the BIT, we however, do not believe restricting zoning to PDR will achieve the Planning Department's desired goals given the unique characteristics and needs of our area. Furthermore, it is not clear that the Planning Department has performed detailed research and analysis or responded to our concerns voiced at workshops and in recent letters (see Exhibit 1: letters of concern). The purpose of this letter therefore is to highlight the unique characteristics of the BIT area, and to present our detailed analysis which contradicts the use of PDR zoning to achieve Planning's goals. We offer our vision and goals for the area, and request that Planning consider more flexible zoning that can effectively capture all of our collective visions and goals. We look forward to being able to work with you to further refine Planning's proposed rezoning of the BIT.

We agree with the Planning Department's proposal to rezone the parcels fronting Third Street to NCT-3, which principally permits housing. However, rezoning these parcels alone will not provide enough density to support the revitalization of the Third Street corridor. The proposed restricting of the remaining portion of the BIT ("Area") to PDR zoning, which prohibits residential and office uses and limits retail and institutional uses, would prevent the types of uses we would like to see in a vibrant neighborhood, limit economic growth and community stability, limit job growth, and limit housing. We believe that the Planning Department rezoning study needs to consider the district as a whole. We support a zoning designation that can contribute to our neighborhood and our community and that allows for a wide range of uses including industrial, R&D, housing, and commercial uses.

¹ November 2019 Planning Department Workshop Presentation

As described below, an analysis of the BIT's 51 parcels that are not located on Third Street² reveals that 9 buildings³ have been built over the span of the last 40 years, the average building age is 60 years⁴, 32% of the Area is vacant. In contrast, the youngest buildings in the Area are: Flora Grubb, a retail use (built in 2010), and a residential unit located at 1662 Innes (built in 2007), uses that would be prohibited under the proposed PDR zoning designation. Recent infrastructure improvements in the BIT include the Third Street light rail (completed in 2006) and the wastewater treatment plant upgrade (est. completion date 2024). We believe that with mixed-use zoning, this area can become the gateway to the Bayview, and the gateway to the innovation industry: the Butchertown Innovation District.

In summary, we believe a vibrant and sustainable neighborhood and community includes a mix of local industries, retail, commercial and R&D, and housing. Most importantly, we believe in a safe and active community. We agree with the Planning Department's overall goal for the area to support economic development and community stabilization. However, the proposed PDR-1-G zoning designation for the Area is not the right solution: it would further increase vacancy rates in the area, stunt new development, and limit job growth.

We respectfully request that you consider zoning for the district as a whole and to allow for a mix of uses that would contribute to the neighborhood and our community.

In response to the Department's goals (and perceived potential impacts) for the area we offer the following comments:

Planning Department Goal: Stabilize the community and businesses in the BIT

The 1980 Redevelopment Plan ("Plan") described the existing conditions of the area as 'characterized by deteriorated buildings, vacant lots littered with debris, crowded streets with few public improvements, inadequate parking facilities, unstable soil conditions, underutilized land, and parcels of inadequate sizes for efficient use. These blighted conditions constitute a sub-standard working and living environment and have a detrimental effect on businesses and residences both within and surrounding the Project.'⁵ The goal of the Plan sought to remedy the conditions causing blight through rehabilitation, acquisition, relocation, demolition, installation of public improvements. We agree with the Plan's 1980 goal to 'address blight and support economic development'. However, the current average age of the existing building stock in the Area is now 62 years, which means that the majority of the Area's building stock is much more fragile and older than when the Plan was created 40 years ago. Simply put, these buildings are nearing the end of their lifespan. Not including Flora Grubb, located at 1675

² The BIT is comprised of 78 parcels including those that front Third Street, but the focus of the analysis is on the portion of the area proposed to be re-zoned to PDR-1-G, namely the parcels off of Third Street defined as the "Area" in this memo.

³ 8 PDR buildings (1643 Jerrold Avenue, 1611 Innes Avenue, 1675 Jerrold Avenue (considered 'Retail' by Planning), 1618 Jerrold Avenue, 1698 Hudson Avenue, 1683 Galvez Avenue, 1693 Jerrold), 1 residential building (1662 Innes Avenue), and 1 vacant building (1634 Jerrold Avenue)

⁴ Does not include 13 buildings for which there was no year-built data: two PDR buildings and 11 vacant buildings.

⁵ Bayview Industrial Triangle Redevelopment Plan, page 4. July 3, 1980.

Jerrold Avenue and now considered a retail use by the Planning Department, no new PDR has been built in the Area in the last 15 years⁶. New PDR that has been built in San Francisco has typically been a component of larger mixed-use development where the cost of construction is being offset by other uses on upper floors such as 1 DeHaro Street and 100 Hooper Street. This has been accomplished through flexible zoning permitted within a special use district (“SUD”). We believe a similar SUD would help to stabilize the community and promote businesses in the BIT. We also believe that allowing for PDR uses on the ground floor in the NCT-3 zoning district, in addition to retail uses, will help to add density and business along the transit corridor.

Planning Department Goal: Grow PDR off of Third Street

A survey of the Area reveals 26 existing industrial businesses that occupy a total of 31 parcels. 5 of the 26 industrial businesses are tenant occupied. 73% of the parcels in the Area are owner occupied. Because the majority of us own and occupy our buildings, either for PDR, residential use, or retail use, it is likely that we will eventually close the business and retire, move to another location, or stay and pass the business down to family members. Contrary to PDR policy, which seeks to prevent the displacement of PDR activities by suppressing land value, the impact of the proposed PDR zoning will likely result in the retention of the existing ageing industrial building stock, whose average age is 55 years⁷. We can see this occurring today with the high vacancy rate/number of unimproved parcels in the Area⁸. We believe the long-term result of the proposed PDR zoning will be the gradual vacation of existing businesses and the inability to lease to PDR uses that won’t be able to afford the necessary health and safety improvements⁹ required of these older buildings¹⁰ at the desired \$2/sf lease price¹¹. In short, we believe the long-term consequence of the proposed PDR zoning will not lead to the growth of PDR but rather an influx of illegal uses, a continued ageing building stock, and further reduced street life threatening the revitalization of Third Street, neighborhood safety, and local businesses.

Planning Department Goal: Encourage Housing and Retail on Third Street

We agree with the proposal to amend the zoning for parcels along Third Street to NCT-3 which principally permits ground floor retail with residential above. We request however that the NCT zoning be extended to include the Shamrock Moving and Storage (parcel number 5235/003), which runs along Third Street and from Third Street to Fairfax Avenue and Phelps Streets. This parcel is currently proposed to be rezoned to PDR. This parcel is located directly in

⁶ 1611 Innes Avenue (PDR use designation) was built in 2005 and is considered the third youngest building in the Area at 14 years of age.

⁷ Two industrial buildings have no year-built data, so these were not included in the average (1615 and 1619 Jerrold Avenue).

⁸ Vacant buildings/unimproved lots include: 1634 Jerrold, 1632 Jerrold Avenue, 1665 Galvez Avenue, 1669 Jerrold Avenue, 1575 Fairfax Avenue, 1676 Hudson Avenue, 1620 Innes Avenue, 1605 Jerrold Avenue, 1620 Jerrold Avenue, 1629 Jerrold Avenue, 1627 Jerrold Avenue, and 912 Newall Street.

⁹ Estimated tenant improvement costs range from \$200-\$300 per square foot.

¹⁰ PDR uses in the area currently occupy buildings with an average age of 55 years; retail uses in the area currently occupy two buildings with an average age of 69 years – 1610 Jerrold Avenue and 916 Newhall Street (not including 1675 Jerrold Avenue (Flora Grubb) which is listed in the database as PDR but recognized by Planning as Retail).

¹¹ Source: SFMADE (Planning Department PowerPoint slide)

front of and approximately 34' from the Evans T-line transit stop on Third Street. If zoned for housing, this property has the potential to provide approximately 75 housing units¹². This is the biggest housing opportunity site fronting Third Street within the BIT. We desire residential density to contribute to local business and community safety. In addition, while not part of the Planning Department's study, we believe the 60,138 square foot parcel located directly across the street at 3801 Third Street (parcel 5235/012), currently being used as a shopping mall and surface parking lot, should be rezoned from PDR-2 to an NCT zoning designation to encourage housing and retail.

Our Vision: A vibrant and welcoming gateway to the Bayview neighborhood.

A neighborhood that embraces innovation and new state of the art housing coupled with exciting and unique neighborhood serving retail and industry: by the Bayview and for the Bayview.

Our Goals:

1. A new name that embraces our past, celebrates our present, and plans for the future

As the gateway to the Bayview and our city's innovation district, we want a name for the district that tells the story of our past, celebrates our present, and plans for our future: the Butchertown Innovation District.

2. Higher employment density

The number of employees in the Area is approximately 200, simply too low to support our local businesses and to create a safe neighborhood. We want more people in the area in more jobs supporting our local stores and walking our sidewalks. We need a zoning district that encourages new business, including commercial and R&D, and doesn't limit retail and institutional use, while also allowing for industrial businesses. With a mixed-use zoning designation, we **believe the area could add 5 to 10 times the number of employees per floor to the Area.**

3. Commercial, R&D, and Housing Uses

A lot has changed since the 1980 Plan. The construction of the Third Street Light Rail Project, completed in 2006, was a \$667 million project that linked downtown SF to the Bayview and Visitacion Valley¹³. In addition, the \$1.3 billion renovation of the southeast wastewater treatment plant, expected to be completed in 2024¹⁴, focused on 'overall community integration' and improvements to address concerns about air quality and noise for the homes located nearby. The light rail and treatment plant flank the east and west borders of the BIT. These improvements signal a shift in the area from heavy industrial uses. The city is now in the midst of a housing crisis and recent improvements in the area have shown that housing can now be a compatible use. The area has wide streets ranging from approximately 50' on Jerrold, Innes and Hudson Streets to 30' on

¹² Based on 1 unit for every 223 square feet of land area.

¹³ SF Chronicle, December 16, 2019.

¹⁴ <https://hoodline.com/2018/03/sfpuc-approves-new-1-3-billion-bayview-waste-treatment-plant>

Phelps, and wide streets allow for tall buildings without casting shadows. The area has gracious sidewalk widths, approximately 10' along Jerrold and 20' along Innes and Hudson¹⁵. We encourage development up to the proposed 65' height limit. As part of our goal to address 'blight' and update our building stock to today's health and safety codes, **we believe allowing for residential development could provide up to 1,000¹⁶ desperately needed units of housing in the area** over PDR or retail uses.

4. Streetscape Improvements

In addition to the area having wide sidewalks ranging from 10' to 20' in width, Phelps has a green buffer zone that ranges in width from approximately 13' from Fairfax Avenue to Sam Jordan's Way to 35' from Sam Jordan's Way to Jerrold Avenue. We believe the wide streets, wide sidewalks, and the Phelps green buffer zone provides an opportunity to help meet city sustainability goals, enhance walkability and transit use, and to provide visual corridors. There are two great streets in the BIT in particular that we believe are ideal to complement recent improvements in the area and bolster economic development and community. A green corridor along Jerrold Avenue will provide a natural gateway to the Produce Market, creating a link between the transit line on Third street to the local businesses at the market. A green corridor along Phelps Street will enhance the street's existing buffer between the wastewater treatment plant and the residential/light industrial uses across the street.

Based on the foregoing, we respectfully request that you consider creating a Butchertown Innovation District SUD that embraces 21st Century housing and jobs by incorporating flexible zoning provisions for the district as a whole and permitting uses not typically afforded within PDR zoning. We support the proposal to change the zoning to NCT-3 along Third Street with the suggestion described above to incorporate parcel numbers 5235/003 and 5235/012 and to allow for PDR uses on the ground floor.

We appreciate your review and consideration of these issues. We look forward to discussing them in detail as soon as you are available. Please contact our Planning representative Kate McGee to coordinate the discussion.

Sincerely,

The Owners, Tenants, and Merchants of the Area of the BIT (portion of BIT off of Third Street)
(refer to signature sheet below)

Cc: Joshua Switzky, SF Planning
Shamann Walton, District 10 Supervisor
Ellouise Patton, Chair of Bayview CAC
Ken Rich, OEWD

¹⁵ Dimensions according to Google Map.

¹⁶ Estimated 35 units per 10,000 square feet of land area.

Signature Sheet: The Owners, Tenants, and Merchants of the Area of the BIT



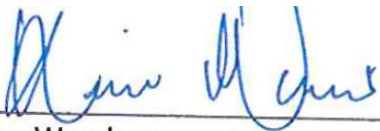
Bobby Fallon, Shamrock Moving, 3830 Third Street

Owner/User



Saul Nadler, Flora Grubb Gardens, 1632, 1634, and 1640 Jerrold Avenue

Owner / User



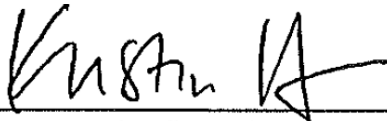
Kieran Woods, property owner, 1658 Hudson Avenue, 4040 Third Street

Owner



Vincent Wu, Chu Wu Painting, 1665 Hudson Avenue

Owner / User



Kristin Houk, All Good Pizza, 1605 Jerrold Avenue

Tenant



Simon Guerrero, Luna Taco, 1575 Fairfax Avenue

Owner / User




Mike Mai, Green Glen Tool, 1595 Fairfax Avenue

Owner / User




Chad Lee, Lee Auto Body, 1695 Galvez Avenue

Owner / User


Melvin Petri, 1668 Hudson Avenue


Owner / User


Bob Shadel, 1676 and 1684 Hudson Avenue

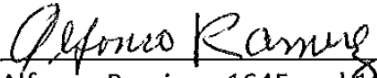
12/20/19




Owner / User


Shayne Bacon, Bacon Plumbing, 1698 Hudson Avenue


Owner / User


Alfonso Ramirez, 1645 and 1655 Hudson Avenue

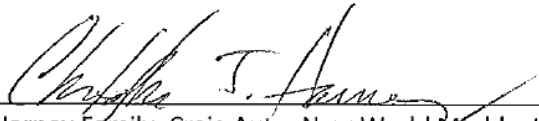
Owner / User


Gold Family, 1675 Hudson Avenue


Owner


Katherine Zhang, Kings Transportation, 1662, 1620-1622 Innes Avenue

Owner / User


Harney Family, Craig Auto, New World Marble, Landscape Supply, Raff Distillery, JC Development, 801 Phelps Avenue, 1670 Jerrold Avenue, 1630 Innes Avenue, 1620 and 1630 Jerrold Avenue

Owner


John Moffly, Lattice Works, 1615 Jerrold Avenue

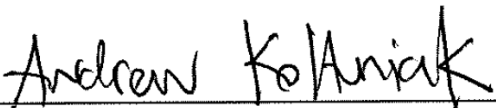
Owner / User


Steven Circosta, 1619 Jerrold Avenue

Owner


Arleta Avenue LLC, 1627 Jerrold Avenue


Owner / User


Andrew Koltuniak, 1629 Jerrold Avenue

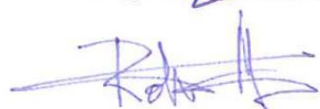
Owner / User


1643 Jerrold LLC, Christopher Catering, 1643 Jerrold Avenue


Owner / User


Jung Family, Yum's Mechanical, 11649 Jerrold Avenue


Owner / User


Robert Mendez, Qube Auto Body, 1655 Jerrold Avenue


Owner / User


Kent Gardner, 1667 and 1669 Jerrold Avenue

Owner


Shane O'Connor, 1667 and 1669 Jerrold Avenue

Tenant


1675 Jerrold LLC, 1675 Jerrold Avenue

Owner / User

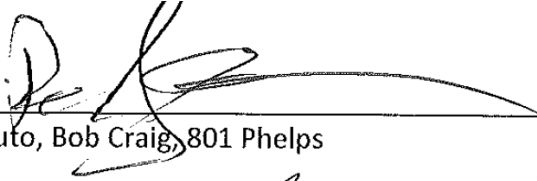

Ting Jong Yuen, Tony International, 1683 Jerrold Avenue

Owner / User



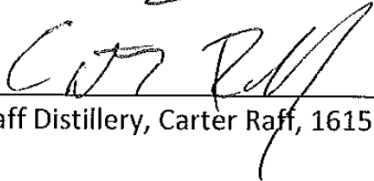
Ken Wong, Asia Co, 1693 and 1695 Jerrold Avenue

Owner / User



Craig Auto, Bob Craig, 801 Phelps

Tenant



Raff Distillery, Carter Raff, 1615 Innes

Tenant



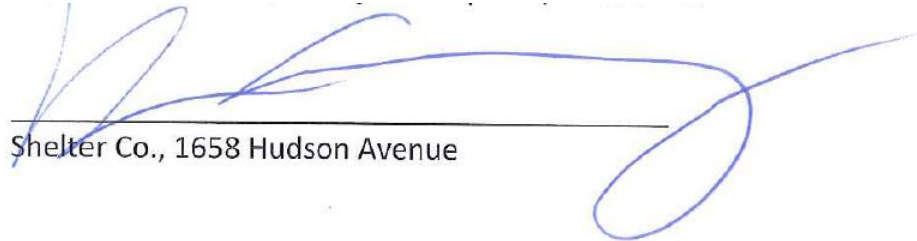
EDOT - Economic Development on Third
Earl Shaddix

Owner / User



Raymond Guerrero, La Laguna Taqueria, 3906 3rd St

Owner / User



Shelter Co., 1658 Hudson Avenue

Tenant



September 29, 2019

Dear Supervisor Walton,

It has been such a pleasure to watch you take on your role as Supervisor of our community. You are proactive, responsive and in general just a really cool person. I love how quick and willing you are to jump into things and get your hands dirty and show everyone how invested you are in our community. Thank you for that.

I am writing to you today to express concern about the BIT zoning that is slated to change in 2020. I have tried to educate myself on these zoning practices so that I can best understand how it affects me as a resident and merchant and here is what I have learned:

- Planning is attempting to zone the BIT strictly PDR as a means to control rents. Supervisor, do you think this will actually work? It seems like we are so far past the point of bringing rents down, especially by these means. We have asked for examples on how this has worked, amounts of PDR in Bayview vs. the rest of San Francisco, and other questions about the location of PDR space and planning has not been able to provide them. Why is Planning treating all the Industrial properties South of Cesar Chavez (our area) so differently than those to the North in Dogpatch and Potrero Hill? When we met with them last week (In Dogpatch, no less- NOT in Bayview) we talked about how thriving that area is- and we specifically discussed the American Can Building, which changed from Industrial PDR to mixed use. It's clearly become a lot more vibrant in the past few years with all of its new ground floor neighborhood serving retail- which is what so many of us merchants need!
- As merchants we are seriously SUFFERING from a lack of density. Bayview needs both jobs and housing density. We need a mix of affordable housing and a mix of jobs. If planning zones us in the BIT as solely PDR, they are essentially placing the low skill, low paying jobs with us. WE need opportunities for Bayview residents to work in their own community at **SKILLED**, high paying jobs! There are so many opportunities available for training for this type of work via organizations rooted in Bayview. We need

people to walk around the neighborhood to eat and socialize, which will also help the perception of safety.

- We have worked so hard to create an African American Arts and Cultural District. My biggest concern is that we are not going to have any African American owned businesses to attract people to if we do not have a density that encourages a thriving community. As you know, I have been working closely with Ruth at Sam Jordan's and the loss of that business is devastating to our community. I truly believe that if we had a density to support the business we would not be where we are today.

As I have sat in these meeting with planning I couldn't help but feel that once again Bayview is being told what to do instead of asked what to do. The outreach has been very minimal and so many people that I know, that like myself, occupy businesses in the Bayview Industrial Triangle have been completely unaware of the change in zoning. This includes both tenants and owners. Other communities have taken years to make changes like this and this effort feels very rushed and inconsiderate. I ask that you please advocate for us and slow this process down. We deserve to be treated as well as anyone and I know you share that sentiment as you are an incredible champion of our community. Please ask for a zoning that will allow cool innovative businesses to come into Bayview that will support our incredibly strong group of merchants that are working tirelessly to offer goods and services to the community that we love.

With much respect and appreciation,



Kristin

Kristin Houk
Owner, All Good Pizza
Tato
Café Alma
415-846-6960
kristin@allgoodpizza.com

RE: BIT Rezoning

Dear Supervisor Walton.

I would just like to convey a few points and concern from my perspective, which I feel is a little unique because of the fact that we are a small business in the BIT, but we are also a property owner.

Our business has been around for 44 years, started by my father and mother, currently employing all 4 of their children, so we are truly a family business. For the first 20 years of its existence we were running it out of a home office or small leased warehouse. Only when they bought their first property at 3830 3rd St. and later a vacant lot at 3950 3rd St. did my parents begin to grow their business and develop some financial security, which they had sorely missed during the first 20 years of their work experience. That purchase has helped our business more than anyone will ever know. We also currently lease a property at 1976 Innes Ave. which acted as a base for about 15 movers and about 10 trucks. We are in the process of moving this location to a new facility at 255 South Maple Ave. in South San Francisco as like all small businesses in this climate we are looking ways to keep costs manageable and stay afloat. We like everyone else have had to consolidate operations due to the many new and frankly expensive laws that San Francisco has been a pioneer of, which negatively affects small businesses like ours. Our 20,000 square foot building located at 3830 3rd St. employs a total of 5 people currently and this won't change as it's a self-storage facility. This storage space of ours will eventually fold into our South San Francisco facility.

Businesses like ours have had their properties in the BIT for decades and we all have paid hundreds of thousands in property taxes not to mention mortgage and interest payments, which we are still paying to this day. I believe a much more diverse and flexible zoning (than the PDR zoning) is needed for this neighborhood to satisfy the needs of all existing businesses, property owners and potential future employers. A very important part of this is to have a residential component that will bring potentially hundreds of new consumers to the neighborhood. This is a highly accessible and desirable location and one that is primed for business and residential growth. The relatively new and vital Muni T-Line was put in at considerable expense to open up access to this great neighborhood to new residents, investment and potential growth. I'm not so sure we should be designating this fantastic location for Auto Garages. They can be in almost any industrial location and I would think a location that is less "Main Street" than the Triangle for quite frankly not such a clean business, would be more suitable. I have nothing against the current business running those operations, and I support zoning that would allow them to continue but I don't think we should convert this great area to an auto shop refuge that attracts more of them, or movers or pet boarding centers for that matter. In my belief we should try and attract a certain amount of housing investment, then services to support those new residents and potential employers in 21st century jobs for the new and existing residents. We feel like what is being proposed is sending us a message that they are giving up on this neighborhood by limiting its ability to grow and adapt to the changing needs of the people who live and work here and the potential needs of the future. It's not a good message to send to the likes of us, All Good Pizza, Sam Jordan's Bar, La Laguna and other small businesses that have invested a lot in their properties over the last 2 plus decades to try and make this a desirable, safe and exciting place to live and work. Respectfully, what's being proposed is a step backwards. We are not developers, nor do we foresee selling at any time in the future, but re-zoning this neighborhood with restrictive uses such as only PDR is definitely detrimental to the potential of our properties and the neighborhood will suffer.

Another point I'd like to make is the way my property at 3830 3rd St. has been grouped with the "off-3rd" properties as opposed to the "on-3rd" properties, please see the attached map. I have a sizeable frontage on 3rd St. and I'm also a highly visible location basically on the corner of 3rd and Evans that is basically the gateway to the Bayview. If zoned properly our 3830 3rd Street site is the single largest housing opportunity site within the BIT. Are the 5 jobs within this location more important than the 100 hundred +/- housing units over ground floor retail? I believe I should be grouped with the parcels that you have proposed for "ground floor retail with residential above" My parcel is currently grouped with those properties under the existing zoning as it should be, but it has been changed that for no apparent reason and I think that is wrong. I am an owner/user that occupies 100% of the parcel so no businesses will be impacted at all by sticking to the existing groupings. I would ask as this debate continues this parcel be switched to the retail/residential block as it currently is. I think if anyone looks at this logically, they will agree with this request. Having PDR only at this location makes zero sense and I ask for your support in educating SF Planning as to why our parcel should remain grouped with the parcels that allow residential in the future.

In summary, I think restricting uses is a noble gesture, but I think it will not have the desired effect. I have leased properties in purely industrial zoned locations over the last 10 years and I have had my rent rise substantially anyway and this is PDR zoned land. All that will be accomplished by zoning this area a restrictive PDR only zone, is hurting property owners like my family who have worked their whole lives to acquire a few assets with our small business and the community in general. The BIT is not and should be a forgotten area and all we ask is to have the rug not pulled out from under us. We deserve that small respect as employers, property taxpayers and hard-working people of this city who want to see it succeed and grow and prosper.

The BIT has so much potential, and our family pleads to all those who are involved to adopt appropriate zoning so that the obvious potential can be achieved.

Regards,

Bobby Fallon
General Manager



3830 Third Street, San Francisco, CA 94124
(415) 731-2777 – office, (415) 725-7022 – cell
bobby@shamrockmovingstorage.com
www.shamrockmovingstorage.com



CHU WU AND SONS PAINTING INC

11665 Hudson Avenue
San Francisco, CA 94124
(415) 816-2296
Chuwupainting@gmail.com

1st October 2019

BIT Rezoning

Dear Supervisor Walton,

Our family is a business and property owner within the Bayview Industrial Triangle. Our business, Chu Wu and Sons Painting, has occupied 1665 Hudson Avenue for the past 20 years. We were just made aware of a meeting that took place a few weeks ago regarding the rezoning of our neighborhood. We did not receive any notification of such meeting and would like to be included in all future meetings. We have used our property for the storage of supplies used in our business and we are in the process of moving to a smaller storage facility in the Mission District.

We intend to make an investment into our family owned property in order to make it an attractive space for a future tenant once we completely vacate. Our architect (Harvey Hacker Architects) informed us that engineer and architect use's that ARE currently permitted will NO LONGER be permitted should this area be downzoned to PDR.

The BIT is in the path of progress and our family has been waiting for over two decades to see Hudson Avenue come up. Please do not downsize our property. We hope to do our part to help make this neighborhood a better and more vibrant place.

We believe in this area's potential and feel strongly that restrictive PDR zoning is not appropriate for this particular location given all that is happening along Third Street. There is the new Chase Stadium and the UCSF Mission Bay Campus just down the road and that exciting progress is coming our way.

Vincent Wu
Chu Wu and Sons Painting
(415) 816-2296



1615 Jerrold Avenue
San Francisco, CA 94124
Phone: (888) LAT-STIX

October 1, 2019

Mr. Shamann Walton
Supervisor, District 10
San Francisco, CA

RE Bayview Industrial Triangle Zoning Change to PDR

Dear Supervisor Walton,

Thank you for your prompt response to my last note on the rezoning of BIT to PDR. Unfortunately, I feel that both the rezoning process and the preliminary result remains deeply flawed.

The Rezoning Effort was Unserious.

The Planning Department has had 20 years to formulate a plan for post-BIT zoning, and what have we been presented with? A PowerPoint presentation. The entire process was unserious. Outreach meetings were in venues that prevented good dialogue (a dark bar?). Notifications were haphazard (we heard from neighbors of meetings). Questions about planning code could not be answered. Data was scarce, and conclusions were unsupported. No analysis was performed. No metrics discussed. Market surveys were not done. And no options were presented. Clearly, the BIT (and by extension) the Bayview, did not warrant the planning resources allocated to other planning projects.

PDR is a Deterrent to Development.

As my prior letter stated, I was prevented from expanding my business by simple economics. The cost of development requires at least \$4/sq.ft rent to be economically justified. Without the option to rent excess space to "office" type businesses, the \$2/sq. ft. industrial rate would not pay the loan. Similarly, under PDR it is doubtful any owners will improve their building stock. In the coming years the increasingly gleaming 3rd St. corridor, will remain backed up with 70 year old, single story, ramshackle metal warehouses.

PDR Denies Access to Wealth

The Planning Department touts the number of activities that PDR allows. But what is important is the number of activities that PDR restricts; any business with more than 30% of space allocated to an employee in front of a computer is not permitted.. The future of industrial activity is precisely people in front of computers running CAD/CAM software. The Planning Department promotes the "good jobs" allowed under PDR for the Bayview, but apportions the best jobs for the Dogpatch.

Is more PDR good for San Francisco? Do the neighborhoods benefit?

A key question has always been, "Why, exactly, does San Francisco need more PDR?" I'll address the answers that the Planning Department has given to me one at a time.

Planning Reason #1: There is high demand for PDR.

On the contrary, it is quite possible that there is a glut of PDR. HCM, a leasing agent, estimates that 300,000 sq.ft. of PDR will become available in the city this month. That is an area equivalent to that of the BIT. Why hasn't the Planning Department done a basic inventory of available space to determine demand?

Planning Reason #2: More PDR will lower industrial rents and keep businesses in SF.

For the same reasons that Apple will never bring iPhone assembly back to the US, manufacturing (at scale) will never return to San Francisco. High rent is but one of many factors.

Of greater concern is cost and access to a stable, high quality labor pool. And supply chain issues are critical. True manufacturing businesses are leaving the city, and more PDR won't change that. Perhaps Planning should better understand these issues before they allocate more land for manufacturing?

Planning Reason #3: Rezoning BIT to PDR will create new jobs.

Most of the current uses of the BIT fall into PDR. Employee to area ratio seems to average 1.5 employees per 2500 sq.ft. lot. So unless businesses expand and lots are developed, there is no room for more employees. Given the economics of development mentioned above, re-zoning will not produce any new jobs. Instead, their status quo plan leads to job stagnation.

Planning Reason #4: PDR creates good, \$60,000 a year jobs.

I've been told that, according to SFMade's annual survey, this is the average salary for SFMade's membership base. I wonder if that includes the majority of PDR type businesses that perform fabrication and repair (eg auto body, cabinet shops, sheet metal shops, etc) that populate the PDR districts. And what are the qualifications of said employee? Seniority? Skills? The vision of PDR labor is gleaming factories, the really, I fear, is closer to a dusty cabinet shop, employing recent immigrants.

Planning Reason #5: We need PDR because it was eliminated from other districts..

So, I guess the message is that the noisy, dirty, low rent activities unsuitable for other areas of the city, should be concentrated in the Bayview?

In short, contrary to the Planning Department's argument, it is unlikely that SF needs more PDR, unless of course, there was nothing else to put there. Which brings me to housing.

With a housing crisis, why is land use prioritizing auto-body shops at the expense of apartments?

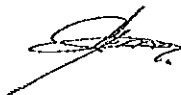
The Planning Department's plan limits housing to lots facing Third Street. But really, why isn't the entire area zoned for housing? In what universe are the needs of a handful of small businesses more important than the suffering of thousands of families struggling with rent and homelessness?

Our housing crisis is at its heart is a supply issue. It's all kind of surreal to listen every day to citizens, supervisors, the Mayor, Governor, and even the President decry the problem of San Francisco housing, and the Planning Department, given an opportunity to add 100's and maybe 1000's of housing units directly on a light rail transit line, recommend zoning for.... auto-body shops? Residential uses exist in BIT now, and it should be expanded.

Finally, it is my hope that the Planning Department takes the time to create a real plan with research, analysis, data, options, and recommendations that will best meet the needs of my neighbors, the Bayview, and the citizens of San Francisco. Good government would require no less.

Thank you for your time, and feel free as always, to give me call or stop by.

Sincerely Yours,



John Moffly
Founder



PALM GROVE, EXCEPTIONAL PLANTS & TURFGRASSES

September 27, 2019

Supervisor Walton,

My name is Saul Nadler and I am the President of Flora Grubb Gardens at 1634 Jerrold Avenue..

We are concerned about the city's rezoning of the Bay View Industrial Triangle. The zoning of this area as solely PDR limits our property values and the potential for the neighborhood. We are in complete understanding around the use of these properties for residential development; however, a limitation on future office space, professional organizations and other mixed uses seems short-sighted for properties along the 3rd Street transit corridor.

Our retail nursery was one of the first businesses that came into the Bayview industrial triangle that was open to the public when we opened our doors in 2007. This connection to the general public is a key to having a dynamic, vibrant, and functional neighborhood. PDR, in current day San Francisco, is a death knell for a neighborhood. It is a deliberate stunting of the potential growth of this part of the city. Mixed-use offices, retail, restaurants, and other types of work spaces would bring a ton of energy and activate this space. By limiting it to auto body shops and production facilities, none of whom are open to the general public, it will remain a desolate island of inactivity in our great city.

Let us use Potrero Hill and the development of the APC buildings along 3rd Street as a model for what this neighborhood could become.

Thank you for your time

Saul Nadler

Supervisor Walton,

My name is Kieran Woods and our family owns two properties with the Bayview's BIT.

I am strongly in disagreement with the zoning that San Francisco Planning is proposing come 2020.

I just returned from out of the County today and plan to come to the CAC meeting next week to speak against Plannings plan for the re zoning.

Does SF Planning want to see a tow truck yard on our 1658 Hudson property for the years to come ? The proposed PDR zoning is so limiting as to what we can do with our 10,000 square foot lot that is will not be developed and will likely become a yard for vehicles which is far from what it could be. We need zoning that will allow this property to be developed which will help the entire neighborhood by adding much needed JOBS density.

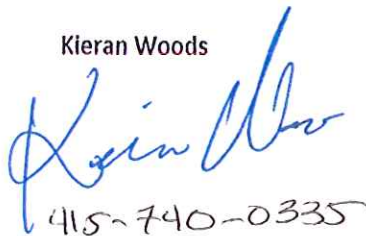
While the housing element of their plan (along Thirds Street) is entirely appropriate the rezoning of the balance of the BIT to PDR is ill conceived. PDR jobs in the City are dying and this location warrants zoning that will bring up this neighborhood who's time is just about to come. There is plenty of PDR zoned properties in SF for any future PDR demand, however, the BIT which is on a major transit artery deserves to be so much more.

I ask you to advocate for a dynamic neighborhood that this has the potential to be. Without proper zoning this will remain a wasteland for those to see as they enter in to the Bayview.

Let's work together and make this a great place that we are all proud off.

Happy to discuss anytime.

Kieran Woods



415-740-0335



H A R N E Y P R O P E R T I E S

October 1, 2019

Supervisor Walton,

I am reaching out to you again for I thought I would share some additional information on my thoughts as to why SF Planning Departments desire to zone most of the BIT to PDR (Production Distribution and Repair) is ill conceived and detrimental to the greater Bayview.

For this area to grow and thrive we need zoning that promotes both Jobs and housing Density. Our existing retailers are struggling and attracting new retailers has proven to be difficult. With well thought out and appropriate zoning we could drive job density off Third to help support and expand our retail providers. Without Jobs and Housing density this neighborhood will continue to stagnate.

Attached please find some information on zoning and Special Use Districts. Our San Francisco Planning Department has concluded that PDR zoning is TOO restrictive in the Dogpatch and Potrero Hill neighborhoods for they have created Special Use Districts to allow these areas to benefit for much more broader allowable uses in these PDR zones (now they are PDR Zoned properties with SUD Overlay...see attached). Furthermore, if you look at these other areas (Dogpatch and Potrero Hill) you will see how Planning's approach to zoning is multi-dimensional with zoning changes block to block. However, when it comes to the Bayview and the BIT the zoning is one dimensional (PDR Only). Planning has told the Bayview community they want low rents for low skilled workers so they will have a place to operate in the BIT which in effect will make this an autobody repair/zone. I feel strongly that this transit rich Bayview location warrants and deserves a lot better.

I have twenty five (25) of experience of brokering PDR real estate transactions here in San Francisco. I know firsthand that the state of PDR jobs as we know them is dire. Production companies continue to relocate outside our City borders or close down all together. The Bayview has experienced in the last sixty (60) days over 250,000 square feet of production companies either fail, close, or relocate beyond our City borders. Seven Stills Distillery is the latest company to join Circa of America, Mac Kenzie Auto Part, Replanet Recycling, Mc Roskey, and Mac Beath Hardwoods to announce they will no longer be operating in the Bayview. Furthermore, the largest Mill in the Bayview which is over 100,000 square feet will be announcing closer by years end. Given these closures San Francisco has a vast inventory of production space for those companies that chose to operate here so locations that are primed to become San Francisco's next mixed use neighborhood (like the BIT) should be zoned in such a way to attract jobs and grow. Planning should have provided us all with data as to what companies are relocating to San Francisco and expanding. This data is not being made available for there is NO data within this support this notion.

The BIT is surrounded by residential zoning and this area is prime to become a thriving mixed use neighborhood with shops, office, retail, and PDR jobs if zoning permits.

Bayview needs both Housing and Jobs density if the community desires to see an active retail corridor and what a better place to embrace this but the Bayview Triangle!!

Bayview Deserves Better !!!

As always I appreciate your leadership and I hope do my part in helping make the BIT become and exciting and innovative part of town.

Sincerely



Chris Harney
HC&M Commercial Properties, Inc.
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415-999-6007 Mobile
DRE# 01108232

PDR Zoning vs. PDR with SUD Overlay

PDR is generally very restrictive. However, San Francisco Planning has created special use district (SUD) overlays to PDR Zoned properties in Potrero Hill and Dogpatch. A SUD Overlay in effect changes the zoning of a PDR Zoned site to something that then allows a broader array of uses (see attached examples). PDR with a SUD overlay is drastically different and more flexible. SUD allows non-PDR uses on PDR properties.

Why has SF Planning created these SUD's? Because PDR is not appropriate for all areas and there are reasons that certain parts of San Francisco need to be activated through zoning that will bring desired density in time.

The American Can Buildings (2301 3rd Street Between 20th and 22nd) are great examples as to why PDR zoning failed- but now with the addition of SUD, these properties have become a hub of activity for the Dogpatch neighborhood. The American Can SUD changed the rules (for the better) allowing not only PDR uses, but also office on the upper floors of the building, ground floor retail to UMU zoning standards (unlimited retail vs PDR's max of 2500 square feet per parcel). These changes have made for a thriving property.

Dogpatch PDR also benefits from a Life Science overlay. (See attached)

Planning has treated industrial properties South of Cesar Chavez (The Bayview) differently than those to the North in Dogpatch and Potrero Hill area.

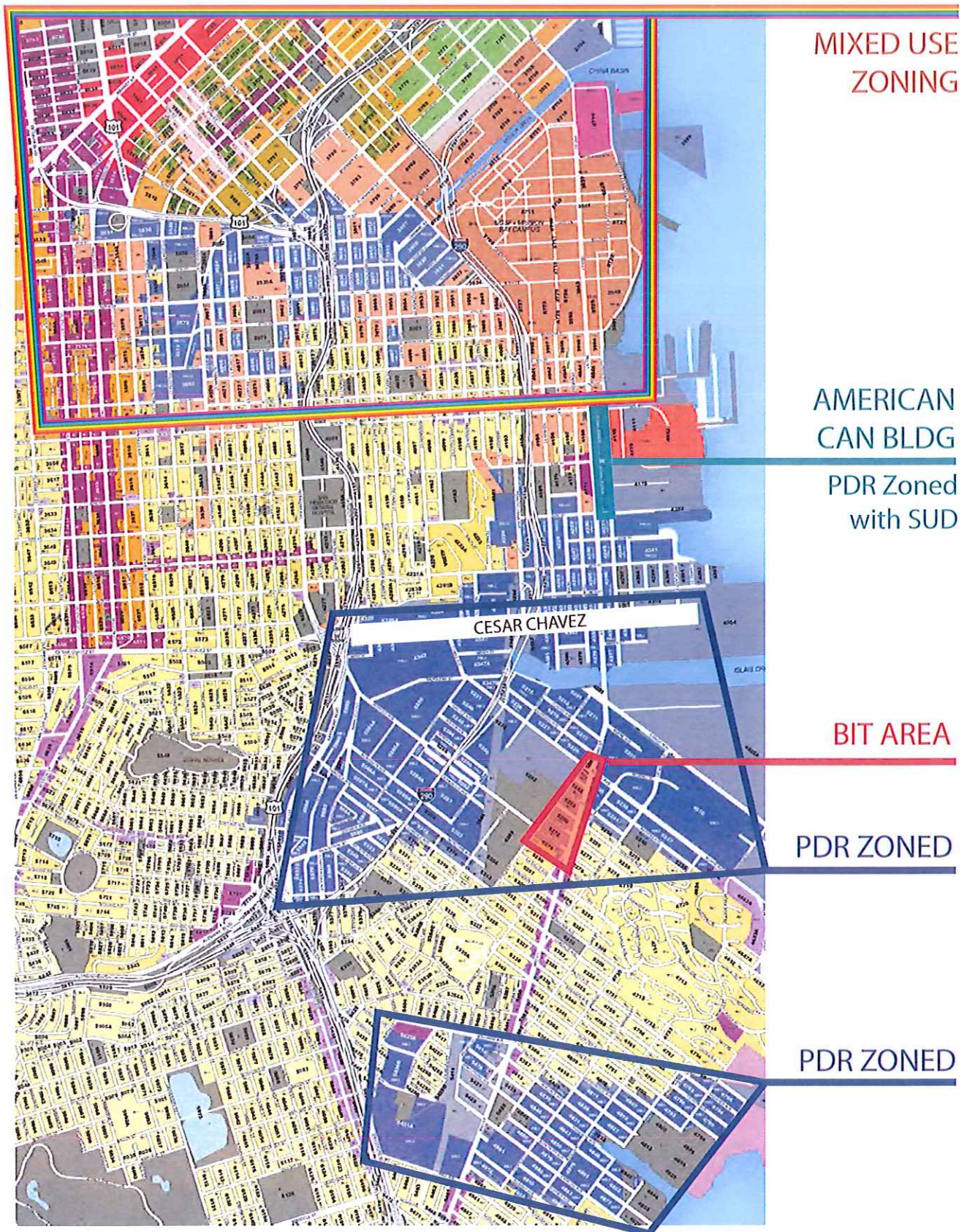
Why in Potrero Hill was the industrial area changed by Planning from totally industrial into what is now some PDR zoning (benefiting from SUD overlay) and a lot of Mixed Use zoning? The neighborhood now includes a mix of different type of jobs from PDR to Office. This area is thriving and full of energy the BIT should look to this area as an example to emulate.

The Bayview industrial area is one dimensional and solely PDR. Planning has not sprinkled in any mixed use zoning (through zoning controls or the creation of a SUD) as they have elsewhere.

Like housing, Urban Planners desire a mix of demographics rather than all low income in a given area. Same goes for JOBS here in San Francisco. Should the Bayview be an area that only offers low skilled jobs or is a mix of jobs more appropriate?

BIT Solutions -Retain M1 Zoning at the expiration of the BIT Plan in June of 2020. Request PDR Zoning with an appropriate SUD overlay that has benefited neighborhoods north of Cesar Chavez.

North of Cesar Chavez "Rainbow" of Zoning








ZONING USE DISTRICTS

Public

	P	Public
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Residential, House Character Districts

	RH-1(D)	One Unit Per Lot, Detached
	RH-1	One Unit Per Lot
	RH-1(S)	One Unit Per Lot, Minor Secondary Unit
	RH-2	Two Units Per Lot
	RH-3	Three Units Per Lot



Residential, Mixed (Houses & Apartments) Districts

	RM-1	Low Density (1 Unit per 600 sf)
	RM-2	Moderate Density (1 Unit per 600 sf)
	RM-3	Medium Density (1 Unit per 400 sf)
	RM-4	High Density (1 Unit per 200 sf)

Residential-Commercial Combined Districts

	RC-3	Medium Density (1 Unit per 400 sf)
	RC-4	High Density (1 Unit per 200 sf)

Residential Transit Oriented Districts

	RTD	Residential Transit Oriented
	RTD-M	Residential Transit Oriented, Mission

Downtown Residential Districts

	RH-DTR	Rincon Hill
	SB-DTR	South Beach
	TB-DTR	Transbay







Neighborhood Commercial Districts

	NC-1	Cluster (1 Commercial Story)
	NC-2	Small-Scale (2 Commercial Stories)
	NC-3	Moderate-Scale (3+ Commercial Stories)
	NC-S	Shopping Center (2 Commercial Stories)
	NCI	Individual (Named, Controls Vary)












Neighborhood Commercial Transit Districts

	NCT-1	Cluster
	NCT-2	Small Scale
	NCT-3	Moderate Scale
	NCT	Individual (Named, Controls Vary)
	RCD	Individual (Regional Commercial)







Parkmerced Use Districts

	FM-MU1	Mixed Use - Social Heart
	FM-MU2	Mixed Use - Neighborhood Commons
	FM-S	School
	FM-CF	Community/Fitness
	FM-OS	Open Space
	FM-R	Residential

Eastern Neighborhoods Mixed Use Districts

	MUG	Mixed Use, General
	WMUG	Western SoMa, Mixed Use, General
	MUD	Mixed Use, Office
	WMUD	Western SoMa, Mixed Use, Office
	CMUD	Central SoMa Mixed Use, Office
	MUR	Mixed Use, Residential
	UMU	Urban Mixed Use
	SALI	Service/Arts/Light Industrial
	RED	Residential Enclave
	RED-MX	Residential Enclave Mixed Use
	SPD	South Park






Commercial Districts

	C-2	Community Business
	C-3-S	Downtown Support
	C-3-R	Downtown Retail
	C-3-G	Downtown General
	C-3-O	Downtown Office
	C-3-O(SD)	Downtown Office (Special Development)



Chinatown Mixed Use Districts

	CRNC	Residential/Neighborhood Commercial
	CVR	Visitor Retail
	CCB	Community Business





Miscellaneous Districts

	MB-O	Mission Bay, Office
	MB-RA	See Mission Bay Redevelopment Plans
	HP-RA	See Hunters Point Redevelopment Plans
	MR-MU	Mission Rock Mixed Use
	P70-MU	Pier 70 Mixed Use

Industrial Districts

	M-1	Light Industrial
	M-2	Heavy Industrial

Production, Distribution & Repair Districts

	PDR-1-B	Buffer
	PDR-1-D	Design
	PDR-1-G	General
	PDR-2	Core

The Zoning Map of the City and County of San Francisco is established by Sections 105 and 106 of the Planning Code. A part of the San Francisco Municipal Code. Zoning use districts are established by Sections 201, 702, 802 and 902 of the Planning Code.

This map incorporates Board of Supervisors ordinances enacted through April 2019.

This map is not an element of the Official Zoning Map of San Francisco. The Official Zoning Map publication may be purchased wherever San Francisco Municipal Codes are sold.

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antibility or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Please report all corrections to:
michael.webster@sfgov.org


1 DeHaro & 100 Hooper SUD

 SEC. 210.3C. ALLOWANCE FOR USES TO SUPPORT THE DEVELOPMENT OF NEW PDR SPACE IN THE PDR-1-D AND PDR-1-G DISTRICTS.

(a) **Purpose.** The purpose of this provision is to support the increase in the overall stock of PDR space in the City. Despite consistent and growing demand for PDR space in San Francisco, the economics of building new PDR space are very challenging, even in PDR zoning districts where these uses do not compete for land with other more economically-attractive uses. One way to make such development economically viable is to utilize the value of other non-residential space, such as office and institutional uses, to subsidize the construction of PDR space on properties that are largely vacant or substantially underutilized and that do not contain significant PDR space that would be demolished.

(b) **Geography.** This provision applies to parcels that meet all of the following criteria:

- (1) Are located in either the PDR-1-D or PDR-1-G Districts;
- (2) Are located north of 20th Street;
- (3) Contain a floor area ratio of 0.3 gross floor area or less as of January 1, 2014; and
- (4) Are 20,000 square feet or larger.

 (c)1 **Controls.** The Planning Commission may permit, per the procedures described below in subsection (d), non-PDR uses on the subject lot pursuant to the following provisions:

(1) At least one-third of the total Gross Floor Area developed on the parcel shall contain PDR Uses.

(2) For purposes of this subsection (c), every square foot of Small Enterprise Workspace shall count as 0.5 square feet of PDR space and 0.5 square feet of non-PDR space as specified in subsection (c)(3) below.

(3) The non-PDR space may contain one or a combination of the following uses:

(A) Office Uses;

(B) Institutional Uses, except for Hospitals; and/or

(C) Gym use, as defined in Section 102.

(4) Uses other than those listed in subsections (c)(2) and (c)(3) above, such as Retail, are subject to the controls of the underlying district.

(5) No Residential Uses are permitted, even as part of an Institutional Use, except as allowed as Accessory Uses pursuant to Section 204.4.

(6) The PDR space in any building must be served by:

(A) Sufficient off-street loading, and

(B) One or more freight elevators, in accordance with Planning Code Section [155\(j\)](#).

(7) The project shall meet the Transportation Management Program requirements of Section [163\(c\)](#) of the Planning Code.

(8) Accessory parking for Uses listed in subsection (c)(2) above may be permitted up to one space per each 1,500 square feet of Occupied Floor Area, and all such parking shall be subject to the pricing requirements of Section [155\(g\)](#) of the Planning Code.

(9) The project sponsor must develop a "PDR Business Plan." The purpose of this PDR Business Plan is to maximize the potential for the project to produce new PDR space that is viable and affordable. The features of the PDR Business Plan should include, but are not limited to:

(A) Overall strategy to incorporate PDR businesses, including specifying which kinds of PDR businesses are the target for the development;

(B) A description of the kinds of non-PDR businesses intended for the site and a plan for how they will co-exist with the PDR businesses and any strategies required to achieve this balance;

(C) A description of how the site's marketing and outreach plan will effectively target these same PDR businesses;

(D) A description of how the development's design is suited to PDR businesses;

(E) A description of the rent/purchase price proposed by the developer for the PDR spaces and the approach to keep these rents affordable to PDR tenants over time;

(F) A detailed overview of the workforce and hiring strategy for the PDR businesses on the site, as well as for the non-PDR businesses, including how the project sponsor will abide by City programs such as the First Source Hiring Program; how the project sponsor might utilize other local, State, and federal subsidized hiring programs such as work opportunity tax credits, Jobs Now!, Hire SF, and the California employment tax credit set forth in Chapter 93 of the California 2013-2014 legislative session; and how the project sponsor will inform its tenants about other relevant public programs; and,

(G) A detailed community outreach plan, including a plan for engaging any specific community partners in the development, tenancing of the project, and ongoing management of the PDR portions of the property.

(10) The first Certificate of Occupancy for the PDR portion of the development must be issued by the Department of Building Inspection before or concurrently with the first Certificate of Occupancy for the non-PDR portion of the development unless the PDR and non-PDR portions are part of a single site or building permit.

(d) **Referral to OEWD.** Upon receiving an application for a project under this Section [210.3C](#), the Planning Department shall inform the Director of the Office of Economic and Workforce Development (OEWD) or successor agency, so that OEWD may inform the project sponsor of existing programs and requirements relevant to PDR businesses, including any existing economic incentive and hiring programs.

(e) **Approvals.**

(1) All projects seeking entitlement pursuant to this Section [210.3C](#) shall be required to receive a Conditional Use authorization, per Section [303](#) of the Planning Code. In evaluating a proposed authorization under this Section, the Planning Commission shall consider:

(A) The likely viability of the new PDR space created by the development, as influenced by such factors as the content of the project sponsor's PDR Business Plan, and whether the project sponsor has the commitments of established PDR tenants and/or a demonstrated relationship with organizations established in the PDR community.

(B) Whether the project is an appropriate location and intensity for the proposed non-PDR use, including but not limited to whether the location of non-PDR uses would be compatible with or disruptive to PDR uses on the site and in the vicinity, recognizing that PDR uses may generate noise, vibrations, odors, trucking activity, or other PDR-related operational characteristics.

(2) A Notice of Special Restriction ("NSR") shall be recorded on the title of any property receiving approval under this Section [210.3C](#). Such NSR shall:

(A) Designate the PDR portion of parcel, building, and/or development;

(B) State that the proportion of Gross Floor Area on the site dedicated to PDR uses shall never be less than one-third of the total Gross Floor Area on the parcel, including any future building or use alterations or expansions;

(C) Require the property owner to submit an annual report to the Planning Department and OEWD, on or before January 31 of each year, starting in the year after the Department of Building Inspection issues the first Certificate of Occupancy that applies to the PDR portion of the development, describing the status of the implementation of its PDR Business Plan, identifying PDR tenants on the property during the prior year, describing the rents for the PDR portions of the property and any lease terms, and providing information on their respective square footages, number of employees, contact information for each tenant, a description of the business or industry characteristics of each business, and the PDR space vacancy on the parcel as of the date of each report;

(D) Provide the Planning Department with the ability to enforce the provisions of this Section; and,

(E) Restrict the ability of the non-PDR portion of the development from limiting the PDR portion from undertaking activities necessary to maintain PDR business operations in such matters as trucking and noise generation.

(f) **Uses Established Under This Section.** Notwithstanding any contrary provision of this Code, Office Uses established pursuant to this Section [210.3C](#) shall be deemed Code-conforming uses after the expiration of this Section and such uses shall not constitute nonconforming uses under the provisions of [Article 1.7](#).

(Added as Sec. [219.1](#) by Ord. [71-14](#), File No. 131205, App. 5/23/2014, Eff. 6/22/2014; amended by Ord. [22-15](#), File No. 141253, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015; amended by Ord. [105-17](#), File No. 170156, App. 5/26/2017, Eff. 6/25/2017; Ord. [145-18](#), File No. 180187, App. 6/27/2018, Eff. 7/28/2018; Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018)

AMENDMENT HISTORY

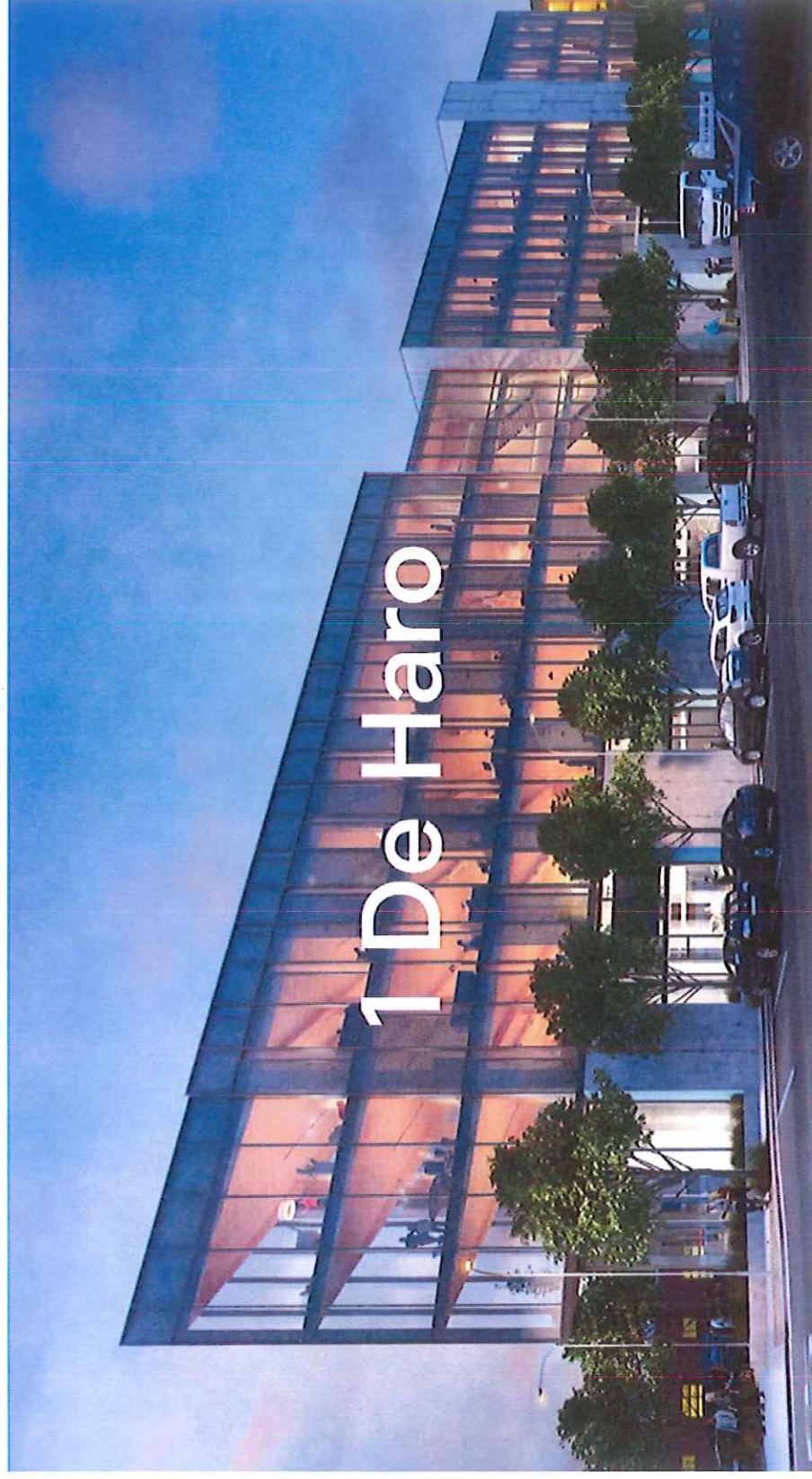
Division (c)(2) amended; Ord. [22-15](#), Eff. 3/22/2015. Section redesignated; divisions (c)(1), (c)(3)(A), (c)(3)(B), (e), and (g) amended; Ord. [188-15](#), Eff. 12/4/2015. Divisions (c)(3)–(c)(3)(B) and (c)(5) amended; division (c)(3)(C) added; Ord. [105-17](#), Eff. 6/25/2017. Divisions (c), (c)(2), (c)(4), (c)(6)(B), (c)(8), (c)(9)(E)–(F), (e)(2), (e)(2)(C), and (e)(2)(D) amended; former division (f) deleted; former division (g) redesignated as division (f); Ord. [145-18](#), Eff. 7/28/2018. Divisions (c)–(c)(2), (c)(3)(A)–(c)(5), (c)(8), (d), (e)(2), and (e)(2)(B) amended; Ord. [202-18](#), Eff. 9/10/2018.

CODIFICATION NOTE

[1.](#) Ordinance [71-14](#) included erroneously duplicated language in divisions (b) and (c) of this section. For clarity, the City Attorney removed the duplicative text when the ordinance was codified.

1 De Haro — Potrero Hill

PDR Zoned project under construction and ONLY possible due to SUD



Dogpatch – Life Science SUD

SEC. 249.36. LIFE SCIENCE AND MEDICAL SPECIAL USE DISTRICT.

(a) **Purpose.** The Life Science and Medical Special Use District is intended to support uses that benefit from proximity to the University of California, San Francisco (UCSF) campus at Mission Bay. These uses include medical office and life science (biotechnology) uses.

(b) **Geography.** The boundaries of the Life Science and Medical Special Use District are shown on Sectional Map No. 8SU of the [Zoning Map](#). Generally, the area borders Mariposa St. on the north, 23rd St. on the south, I-280 to the west, and 3rd St. to the east. Within this area, the Dogpatch Historic District is generally excluded.

(c) **Controls.** All provisions of the Planning Code currently applicable shall continue to apply, except as otherwise provided in this Section [249.36](#):

(1) **Medical Services.** Medical services, including medical offices and clinics, as defined in Section [890.114](#), are a Principally Permitted Use and are exempted from use size limitations, PDR replacement requirements (Sec. [202.7](#)), and vertical (floor-by-floor) zoning controls (Sec. [803.9\(f\)](#)). For the purposes of this Section, a medical service use may be affiliated with a hospital or medical center as defined in [890.44](#).

(2) **Life Science Offices.** Office uses that contain Life Science facilities, as defined in Section [890.53](#), are a Principally Permitted Use and are exempted from use size limitations, PDR replacement requirements (Sec. [202.7](#)), and vertical (floor-by-floor) zoning controls (Sec. [210.3C](#) and [803.9\(f\)](#)).

(3) **Life Science Laboratories.** Laboratories that engage in life science research and development, as defined in Section [890.52](#), are a Principally Permitted Use and are exempted from use size limitations, PDR replacement requirements (Sec. [202.7](#)), and vertical (floor-by-floor) zoning controls (Sec. [210.3C](#) and [803.9\(f\)](#)).

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. [296-18](#), File No. 180184, App. 12/12/2018, Eff. 1/12/2019)

AMENDMENT HISTORY

Division (c)(1) amended; Ord. [196-11](#), Eff. 11/3/2011. Divisions (c)-(c)(3) amended; Ord. [202-18](#), Eff. 9/10/2018. Divisions (c)(1)-(3) amended; Ord. [296-18](#), Eff. 1/12/2019.

American Can Building SUD

SEC. 249.37. INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.

(a) **Purpose.** The purpose of the Innovative Industries Special Use District is to provide affordable office space to small firms and organizations which are engaged in innovative activities, including incubator businesses and microenterprises.

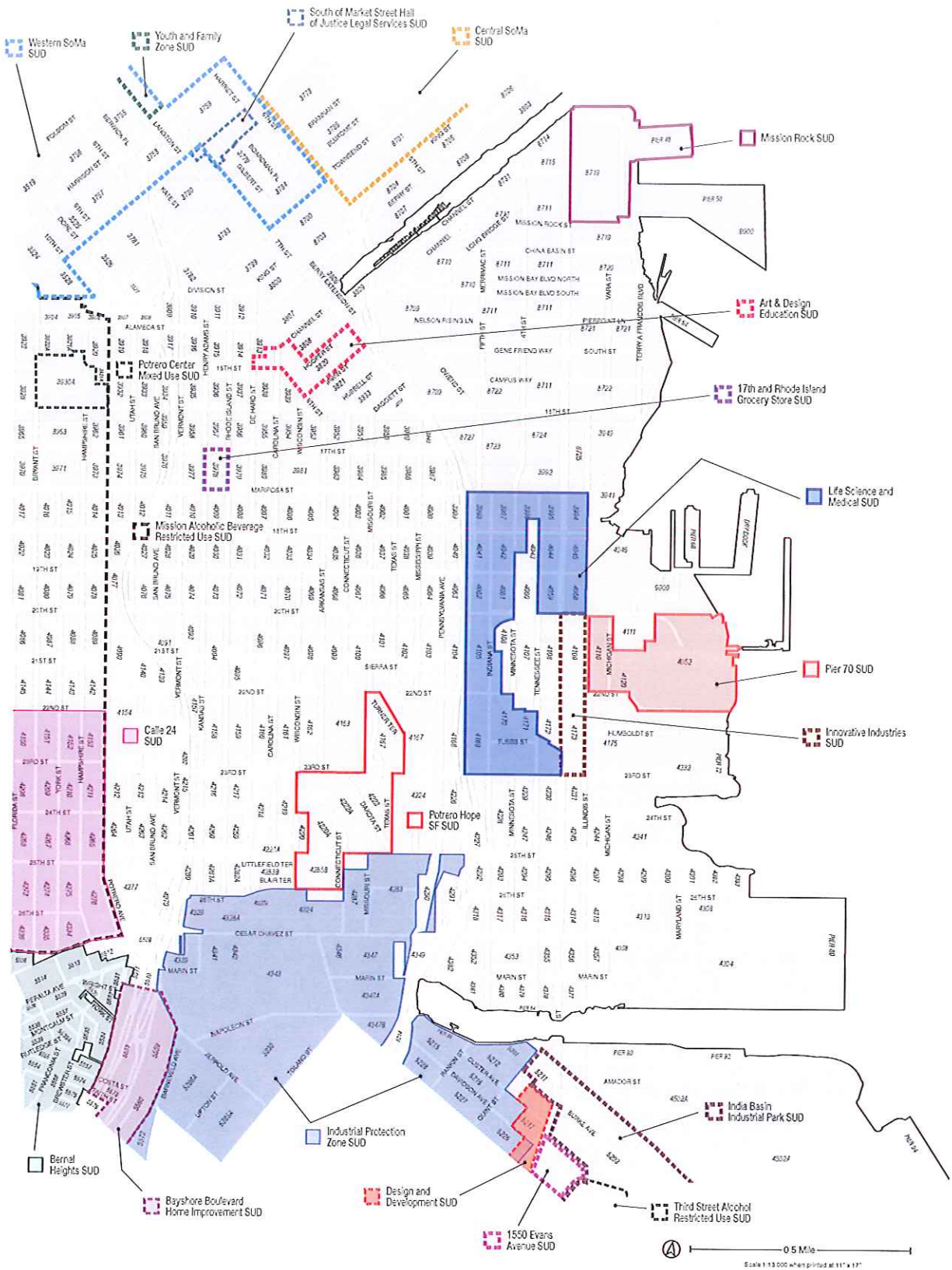
(b) **Geography.** The boundaries of the Innovative Industries Special Use District are shown on Sectional Map No. 8SU of the [Zoning Map](#).

(c) **Controls.** All provisions of the Planning Code currently applicable shall continue to apply, except that:

(1) office uses shall be principally permitted uses on all stories above the ground story.

(2) retail uses shall be subject to the size controls applicable in the Urban Mixed Use District, as stated in Sec. [843.45](#).

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011)



San Francisco Zoning Map

SPECIAL USE DISTRICTS INCLUDED IN THIS MAP:

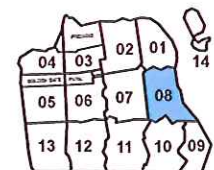
1550 Evans Avenue SUD, 17th and Rhode Island Grocery Store SUD, Art & Design Education SUD, Bayshore Boulevard Home Improvement SUD, Bernal Heights SUD, Central SoMa SUD, Design and Development SUD, India Basin Industrial Park SUD, Industrial Protection Zone SUD, Innovative Industries SUD, Life Science and Medical SUD, Mission Alcohol Beverage Restricted Use SUD, Mission Rock SUD, Pier 70 SUD, Potrero Center Mixed Use SUD, Potrero Hope SF SUD, South of Market Street Hall of Justice Legal Services SUD, Third Street Alcohol Restricted Use SUD, Western SoMa SUD, Youth and Family Zone SUD.

The Zoning Map of the City and County of San Francisco is established by sections 105 and 106 of the Planning Code, a part of the San Francisco Municipal Code. Zoning Use Districts are established by sections 201, 202, 602, and 602 of the Planning Code. This map incorporates Board of Supervisors' ordinances enacted through January 2018.

Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, timeliness, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

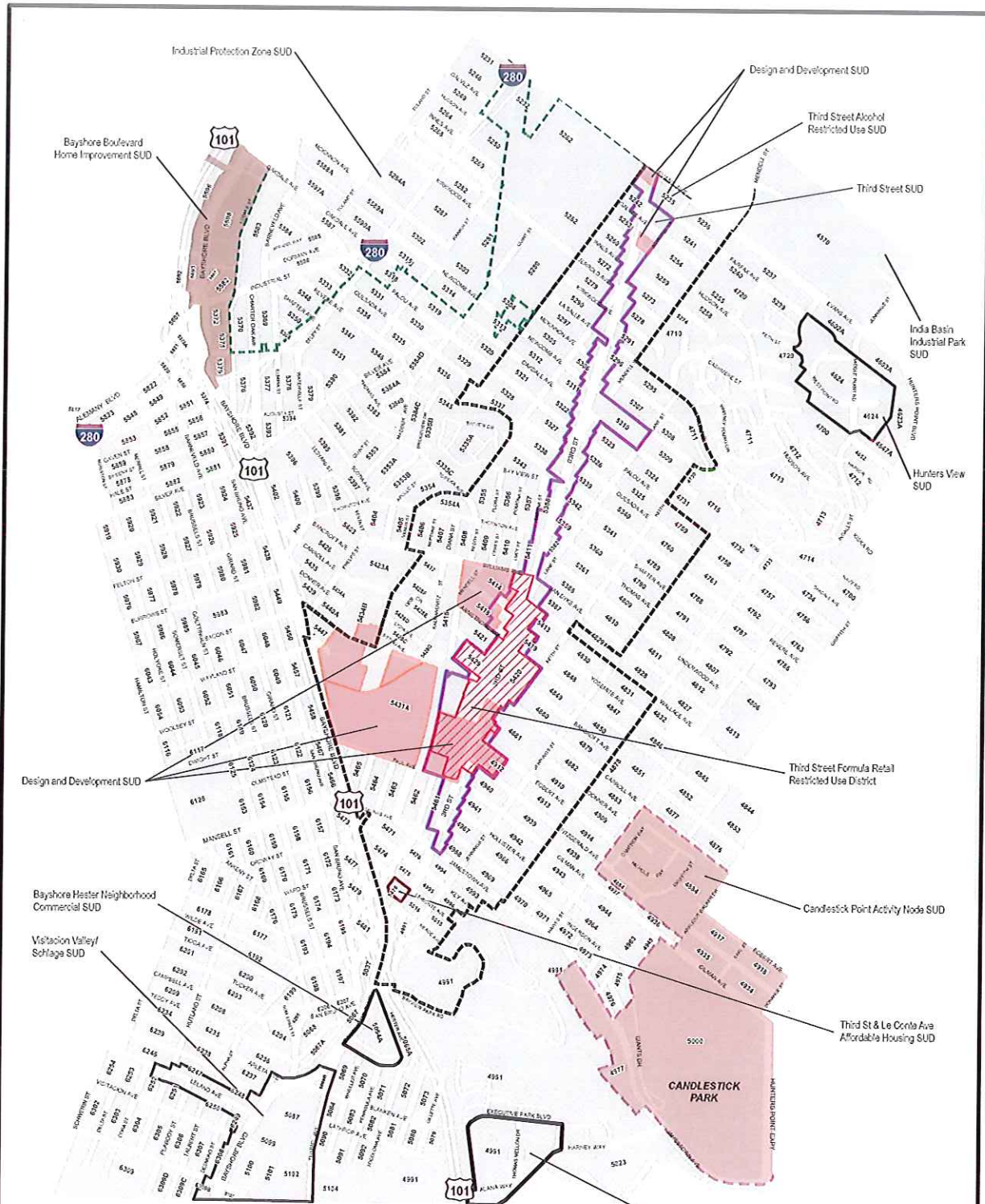
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San Francisco
planning



SHEET
SU08

WEBSTER 2019-21



© 2017 City and County of San Francisco

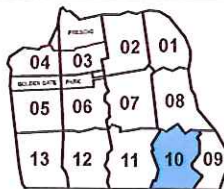
SPECIAL USE DISTRICTS

Included in this Map:

- Bayshore Blvd Home Improvement SUD
- Bayshore Hester Neighborhood Commercial SUD
- Candestick Point SUD
- Design and Development SUD
- Executive Park SUD
- Hunters View SUD
- India Basin Industrial Park SUD
- Industrial Protection Zone SUD
- Third Street SUD
- Third Street Alcohol Restricted Use SUD
- Third Street Formula Retail Restricted Use SUD
- Visitation Valley/Schlage SUD



SCALE: 1:14,000
0 250 500 1000 1500 Feet



MAP SHEET KEY

THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. ZONING USE DISTRICTS ARE ESTABLISHED BY SECTIONS 201, 702, 802 AND 803 OF THE PLANNING CODE. MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH OCT 2017.

SHEET
SUIO
WEBSTER 2017-001



BIT



3rd Street
Frontage /
Housing



Owner
Occupied
Properties



Tenant
Occupied
Properties



January 22, 2020

To: Joy Navarrete, SF Planning via email
From: Kate McGee, KM Planning Strategy

Re: Notification of Project Receiving Environmental Review
Case No.: 2020-000084ENV
Project Address: Bayview Industrial Triangle Rezoning and Cannabis Restrict Use District

This letter is made in response to the Notification of Project Receiving Environmental Review (“Project”) for the Bayview Industrial Triangle Rezoning and Cannabis Restricted Use District (“BIT”). Comments regarding the potential environmental effect of the project are as follows:

Development Capacity

To analyze the potential indirect physical effects of a regulatory program such as what’s proposed in the Project, it is necessary to develop a set of reasonable assumptions concerning the future physical development that could be constructed under the proposed Project. Typically, when determining development capacity for a particular area, one reviews the existing and proposed zoning, identifies specific sites with realistic potential as development sites, and accommodates for known entitled and reasonably foreseeable projects.¹

The existing allowable height limit for all parcels off Third Street (“Area”) in the Redevelopment Plan is 40’. Because the existing underlying height limit is 65’, the Project does not include a Height and Bulk Map Amendment. However, the removal of the Redevelopment Plan allows for more development capacity than what is currently permitted.

Is the Planning Department’s review of the Project going to incorporate the increased development capacity associated with the removal of the Redevelopment Plan and the additional permitted height?

Growth Forecasts

Plan Bay Area considers the need for growth in Priority Development Areas (“PDAs”) to leverage existing infrastructure to minimize development in our green fields and maximize growth in transit-rich communities. This strategy helps to lower vehicle miles traveled and greenhouse gases². The Project resides in a PDA and is therefore considered an area for focused

¹ Central SoMa Plan: Comments and Response Document

² <https://abag.ca.gov/our-work/land-use/pda-priority-development-areas>

growth. Consistent with the goals of the PDA, growth (increased housing allocation) is directed to locations where the transit system can be utilized more efficiently, where workers can be better connected to jobs, and where residents can access high-quality services.

The Project seeks to prohibit residential and commercial development except right on Third Street through the implementation of PDR zoning, whereas the current underlying M-1 zoning permits residential uses with conditional use authorization. The Project seeks not to accommodate forecasted growth in a part of the city that is easily accessible by transit, thereby potentially contributing to an increase in greenhouse gas emissions by requiring development to occur in less-transit-accessible locations.

What is the relationship between the development capacity of the Project and the citywide growth allocation, derived from ABAG and MTC regional projections?

What is the growth forecast for this area and how does the proposal to eliminate housing potential effect these forecasts and associated funding for improvements to the Project area?

What is the employment forecast for the area and how does the proposed PDR-1-G zoning district limit or meet employment projections?

Housing

SB 330 Housing Crisis Act of 2019

SB 330 (Cal. Gov't Code Section 66300) prohibits the city from rezoning actions or imposing new development standards that would reduce the zoned capacity for housing. The existing M-1 zoning district allows for residential development. The proposal to change the zoning in the Area to PDR-1-G prohibits housing, in violation of SB 330.

What is the number of units being analyzed as part of the Project under current M-1 zoning and how does the proposal to prohibit housing in most of the area comply with SB330?

State or Local density bonus programs

The conversion of M-1 zoning to PDR-1-G eliminates the opportunity to use State or Local density bonus programs such as the State Density Bonus Program, HOME-SF, and the San Francisco 'Density Done Right' program. As a result, the proposal to rezone the area could result in fewer affordable units than what would be currently permitted.

Does the environmental review compare the relative impacts of these two scenarios on the environment? (current zoning and affordable housing potential and proposed zoning in the Area with no affordable housing potential)

PDR Uses – aesthetics, parking, loading, manufacturing and air quality

The BIT is bordered by residential and neighborhood commercial uses on all sides except for the southeast wastewater treatment plant, which is undergoing a \$1.3 billion renovation expected to be completed in 2024 and has a focus on improving air quality. The Project is required to

disclose the off-site physical environmental impacts that could result under the proposed Plan from intense industrial development of the area.

If PDR uses are only allowed in the Area, how will ‘PDR’ be reviewed with regard to aesthetics, transportation, parking, loading and air quality?

Community Alternative to the Project

In a letter dated January 14, 2020, stakeholders of the BIT requested more flexible zoning, including incorporating commercial, R&D, and housing uses as permitted uses for the Area, allowing for PDR uses on the ground floor in the proposed NCT-3 zoning district, and generally increasing the number of housing units permitted in the area and employment density.

Based on our assumptions detailed in the attached, the total housing potential along Third Street is 339 units. Given the lot configuration of many of these parcels (narrow and less than 3,000 square feet), it is expected that new construction would build to 50’ in height and not to the maximum 65’ height limit, further reducing potential housing capacity by approximately 20% (271 units). However, lot configuration changes in parcels located off of Third Street and many parcels can provide housing projects that trigger affordable housing requirements thereby increasing not only the number of housing units, but the number of affordable units, in total to approximately 1,572 units. At a 20% affordable housing rate, not accounting for State or Local density bonus programs, the Community Alternative has the capacity to provide for over 300 units of affordable housing. Stakeholders agree to a 1:1 replacement of existing PDR therefore, in addition to the housing potential, the approximately 200,000 square feet of existing PDR space within the subject area would remain.

The request for flexible zoning seeks to enhance feasibility for the creation of PDR, housing, retail, commercial and R&D space. We assume you are analyzing 1,500,000 square feet of PDR space. We request that the analysis include other uses such as retail, commercial, and R&D space as well as 1,572 residential units.

What is the additional analysis that is needed to study the requests of the stakeholders?

What is the process to include these requests into the environmental review process for the Project?



3rd Street Housing Potential

										Total Unit
Block	Lot	Lot Size	Rear Yard Allocation	Gross Building SQFT per Floor	Bldg Circulation	Net Usable SQFT	Average Unit size	Units per floor	# of Floors	Bldg Count
5242	21	2,396	0.75	1,797	0.8	1,438	750	2	5	10
	22	2,624	0.75	1,968	0.8	1,574	750	2	5	10
	23	2,848	0.75	2,136	0.8	1,709	750	2	5	11
	24	3,075	0.75	2,306	0.8	1,845	750	2	5	12
	42	11,633	0.75	8,725	0.8	6,980	750	9	5	47
5253	29	2,439	0.75	1,829	0.8	1,463	750	2	5	10
	30	2,667	0.75	2,000	0.8	1,600	750	2	5	0
	31	2,894	0.75	2,171	0.8	1,736	750	2	5	12
	32	3,121	0.75	2,341	0.8	1,873	750	2	5	12
	33	2,128	0.75	1,596	0.8	1,277	750	2	5	9
	34	2,391	0.75	1,793	0.8	1,435	750	2	5	10
	8	5,263	0.75	3,947	0.8	3,158	750	4	5	21
5260	32		0.75	-	0.8	-	750	0	5	0
	34	3,110	0.75	2,333	0.8	1,866	750	2	5	12
	35	2,156	0.75	1,617	0.8	1,294	750	2	5	9
	36	2,387	0.75	1,790	0.8	1,432	750	2	5	10
5272	045 / 048		0.75	-	0.8	-	750	0	5	85
5279	1	3,750	0.75	2,813	0.8	2,250	750	3	5	15
	2	1,875	0.75	1,406	0.8	1,125	750	2	5	8
	3	1,873	0.75	1,405	0.8	1,124	750	1	5	7
	4	7,496	0.75	5,622	0.8	4,498	750	6	5	30
5260	1		0.75	-	0.8	-	750	0	5	0

53

339

Parcels Not Fronting 3rd Street

Housing Unit Count Potential

										Total Unit
Block	Lot	Lot Size	Rear Yard Allocation	Gross Building SQFT per Floor	Bldg Circulation	Net Usable SQFT	Average Unit size	Units per floor	# of Floors	Bldg Count
5235	3	16,271	0.75	12,203	0.8	9,763	750	13	5	65
	20	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	16	10,000	0.75	7,500	0.8	6,000	750	8	5	40
5253	15	15,000	0.75	11,250	0.8	9,000	750	12	5	60
	9	10,000	0.75	7,500	0.8	6,000	750	8	5	40
	13	5,000	0.75	3,750	0.8	3,000	750	4	5	20
	15	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	16	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	17	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	18	5,000	0.75	3,750	0.8	3,000	750	4	5	20
	20	5,000	0.75	3,750	0.8	3,000	750	4	5	20
	39	15,000	0.75	11,250	0.8	9,000	750	12	5	60
	28	2,495	0.75	1,871	0.8	1,497	750	2	5	10
5260	4	14,997	0.75	11,248	0.8	8,998	750	12	5	60
	10	22,498	0.75	16,874	0.8	13,499	750	18	5	90
	19	11,796	0.75	8,847	0.8	7,078	750	9	5	47
	37	9,997	0.75	7,498	0.8	5,998	750	8	5	40
	38	5,693	0.75	4,270	0.8	3,416	750	5	5	23
5272	30	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	31	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	11	7,050	0.75	5,288	0.8	4,230	750	6	5	28
	14	2,495	0.75	1,871	0.8	1,497	750	2	5	10
	15	2,495	0.75	1,871	0.8	1,497	750	2	5	10
	16	2,495	0.75	1,871	0.8	1,497	750	2	5	10
	17	9,997	0.75	7,498	0.8	5,998	750	8	5	40
	18	14,997	0.75	11,248	0.8	8,998	750	12	5	60
	19	19,998	0.75	14,999	0.8	11,999	750	16	5	80
	20	19,994	0.75	14,996	0.8	11,996	750	16	5	80
5279	43	2,495	0.75	1,871	0.8	1,497	750	2	5	10
	44	10,000	0.75	7,500	0.8	6,000	750	8	5	40
	48	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	49	5,000	0.75	3,750	0.8	3,000	750	4	5	20
	45	2,495	0.75	1,871	0.8	1,497	750	2	5	10
	44	2,495	0.75	1,871	0.8	1,497	750	2	5	10
	43	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	42	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	41	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	39	5,000	0.75	3,750	0.8	3,000	750	4	5	20
	37	5,000	0.75	3,750	0.8	3,000	750	4	5	20
	36	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	35	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	34	2,500	0.75	1,875	0.8	1,500	750	2	5	10
	33	2,495	0.75	1,871	0.8	1,497	750	2	5	10
51	5,000	0.75	3,750	0.8	3,000	750	4	5	20	
54	5,000	0.75	3,750	0.8	3,000	750	4	5	20	
53	2,500	0.75	1,875	0.8	1,500	750	2	5	10	