

File No. 090678

Committee Item No. 1

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee Land Use & Economic Development Date November 23, 2009

Board of Supervisors Meeting Date December 8, 2009

Cmte Board

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|-------------------------------------|-------------------------------------|--|
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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Use back side if additional space is needed)

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<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Linda Laws

Date November 20, 2009

Completed by: Alisa Somera

Date December 2, 2009

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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FILE NO. 090678

ORDINANCE NO.

1 [Bayview Hunters Point Area Plan, Technical Zoning Map Amendments]
2

3 **Ordinance amending Zoning Map Sheets ZN08, ZN10, and SU10 of the City and County**
4 **of San Francisco Planning Code with revised use districts within the Bayview Hunters**
5 **Point Plan Area; and making various findings, including CEQA findings and findings of**
6 **consistency with the General Plan and Planning Code Section 101.1.**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are *strikethrough italics Times New Roman*.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough-normal~~.

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

11 Section 1. Findings.

12 A. Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
13 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
14 Planning Commission Resolution No. 17956, and hereby incorporates those reasons by
15 reference. A copy of said Planning Commission Resolution is on file with the Clerk of the
16 Board of Supervisors in File No. 090678, and is incorporated herein by reference.

17 B. The Board of Supervisors finds that this ordinance is in conformity with the
18 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
19 forth in Planning Commission Resolution No. 17956, and hereby incorporates
20 those reasons by reference.

21 C. The Planning Department has determined that the actions contemplated in this
22 ordinance are in compliance with the California Environmental Quality Act (California Public
23 Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the
24 Board of Supervisors in File No. 090678 and is hereby incorporated by
25 reference.

PLANNING DEPARTMENT

1 Section 2. The following amendments to the San Francisco Planning Code, duly
 2 approved by resolution of the Planning Commission, are hereby adopted as amendments to
 3 Zoning Map Sheet ZN08.

Assessor BlockLot Parcel Number	Use District to be Superseded	Use District Hereby Approved
4339007	M-2	PDR-2
4339008	M-2	PDR-2
4339009	M-2	PDR-2
4343028	M-2	PDR-2
4343029	M-2	PDR-2
4358023	M-2	PDR-2
4358024	M-2	PDR-2
4358025	M-2	PDR-2
4358026	M-2	PDR-2
5211029	M-2	PDR-2
5211030	M-2	PDR-2
5211031	M-2	PDR-2
5211032	M-2	PDR-2
5211033	M-2	PDR-2
5211034	M-2	PDR-2
5211035	M-2	PDR-2
5211036	M-2	PDR-2
5211037	M-2	PDR-2
5211038	M-2	PDR-2
5211039	M-2	PDR-2
5211040	M-2	PDR-2
5211041	M-2	PDR-2
5211042	M-2	PDR-2
5211043	M-2	PDR-2
5211044	M-2	PDR-2
5211045	M-2	PDR-2
5211046	M-2	PDR-2
5211047	M-2	PDR-2
5211048	M-2	PDR-2
5211049	M-2	PDR-2
5211050	M-2	PDR-2
5211051	M-2	PDR-2

5211052	M-2	PDR-2
5211053	M-2	PDR-2
5211054	M-2	PDR-2

Section 3. The following amendments to the San Francisco Planning Code, duly approved by resolution of the Planning Commission, are hereby adopted as amendments to Zoning Map Sheet ZN10.

Assessor Block/Lot/ Parcel Number	Use District to be Superseded	Use District Hereby Approved
4786070	M-1	PDR-2
4786071	M-1	PDR-2
4786072	M-1	PDR-2
4786073	M-1	PDR-2
4786075	M-1	PDR-2
4786076	M-1	PDR-2
4786078	M-1	PDR-2
4786079	M-1	PDR-2
4786084	M-1	PDR-1-B
4808025	M-1	RH-1
4808033	M-1	RH-1
4808034	M-1	RH-1
4808035	M-1	RH-1
4808036	M-1	RH-1
4808037	M-1	RH-1
4808038	M-1	RH-1
4812028	M-1	PDR-2
4812029	M-1	PDR-2
4812030	M-1	PDR-2
4829009	M-1	PDR-1-B
4829011	M-1	RH-2
4832017	M-1	PDR-2

1	4845003	M-1	PDR-2
	4848017	PDR-1-B/PDR-2	PDR-2
2	4848018	M-1	PDR-2
3	4848019	M-1	PDR-2
	4848020	M-1	PDR-2
4	4848021	M-1	PDR-2
5	4848022	M-1	PDR-2
	4848023	M-1	PDR-2
6	4848024	M-1	PDR-2
7	4848025	M-1	PDR-2
	4848026	M-1	PDR-2
8	4848027	M-1	PDR-2
9	4848028	M-1	PDR-2
	4848029	M-1	PDR-2
10	4848030	M-1	PDR-2
	4848031	M-1	PDR-2
11	4848032	M-1	PDR-2
12	4848033	M-1	PDR-2
	4848034	M-1	PDR-2
13	4848035	M-1	PDR-2
	4848036	M-1	PDR-2
14	4848037	M-1	PDR-2
15	4848038	M-1	PDR-2
	4848039	M-1	PDR-2
16	4848040	M-1	PDR-2
	4848041	M-1	PDR-2
17	4848042	M-1	PDR-2
18	4848043	M-1	PDR-2
	4848044	M-1	PDR-2
19	4848045	M-1	PDR-2
20	4848046	M-1	PDR-2
	4848047	M-1	PDR-2
21	4848048	M-1	PDR-2
22	4848049	M-1	PDR-2
23	4848050	M-1	PDR-2
24			
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1	4848051	M-1	PDR-2
	4848052	M-1	PDR-2
2	4848053	M-1	PDR-2
3	4848054	M-1	PDR-2
	4848055	M-1	PDR-2
4	4848056	M-1	PDR-2
5	4848057	M-1	PDR-2
	4848058	M-1	PDR-2
6	4848059	M-1	PDR-2
7	4848060	M-1	PDR-2
	4848061	M-1	PDR-2
8	4848062	M-1	PDR-2
9	4848063	M-1	PDR-2
10	4848064	M-1	PDR-2
	4848065	M-1	PDR-2
11	4848066	M-1	PDR-2
12	4848067	M-1	PDR-2
	4848068	M-1	PDR-2
13	4848069	M-1	PDR-2
14	4848070	M-1	PDR-2
	4848071	M-1	PDR-2
15	4848072	M-1	PDR-2
16	4848073	M-1	PDR-2
	4848074	M-1	PDR-2
17	4848075	M-1	PDR-2
18	4848076	M-1	PDR-2
	4848077	M-1	PDR-2
19	4849017	M-1	PDR-2
20	4850037	M-1	PDR-2
	4850038	M-1	PDR-2
21	4850039	M-1	PDR-2
22	4850040	M-1	PDR-2
	4880008	M-1	PDR-1-B
23	4881025	M-1	PDR-2
24	4881026	M-1	PDR-2
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1	4881027	M-1	PDR-2
	4881028	M-1	PDR-2
2	4881029	M-1	PDR-2
3	4881030	M-1	PDR-2
	4881031	M-1	PDR-2
4	4881032	M-1	PDR-2
5	5269007	M-1	PDR-2
	5282030	M-1	PDR-2
6	5282031	M-1	PDR-2
7	5304001	M-1	P
	5304002	M-1	P
8	5304003	M-1	P
9	5304004	M-1	P
10	5304005	M-1	P
	5304006	M-1	P
11	5304007	M-1	P
	5304008	M-1	P
12	5304013	M-1	P
13	5304017	M-1	P
14	5304023	P/M-1	P
	5313001A	M-1	P
15	5313001	M-1	P
16	5313002	M-1	P
	5313006	RH-2	P
17	5313007	RH-2	P
	5313008	RH-2	P
18	5313010	M-1	P
19	5313021	M-1	P
20	5313022	M-1	P
21	5313024	M-1	P
	5313025	M-1	P
22	5313027	M-1	P
23	5315008	M-1	PDR-1-B
	5315009	PDR-1-B/PDR-2	PDR-1-B
24	5315010	PDR-1-B/PDR-2	PDR-1-B
25			

1	5318032	PDR-1-B/PDR-2	PDR-1-B
	5318033	PDR-1-B/PDR-2	PDR-1-B
2	5318044	PDR-1-B/PDR-2	PDR-2
3	5318045	M-1	PDR-2
	5318047	C-M	PDR-1-B
4	5319049	C-M	PDR-1-B
5	5320030	M-1	RH-2
	5333040	M-1	PDR-2
6	5350057	M-1	PDR-2
7	5350058	M-1	PDR-2
	5350059		PDR-2
8	5417010	M-1	RH-1
9	5417011	M-1	RH-1
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	5417013	M-1	RH-1
11	5417014	M-1	RH-1
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	5417018	M-1	RH-1
14	5417019	M-1	RH-1
15	5417020	M-1	RH-1
16	5417021	M-1	RH-1
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18	5417024	M-1	RH-1
	5417025	M-1	RH-1
19	5417026	M-1	RH-1
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	5417028	M-1	RH-1
21	5417029	M-1	RH-1
22	5417030	M-1	RH-1
	5417031	M-1	RH-1
23	5417032	M-1	RH-1
24	5417033	M-1	RH-1
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5417034	M-1	RH-1
5417035	M-1	RH-1
5418007	PDR-1-B/PDR-2	PDR-2
5419020	M-1	PDR-1-B
5419021	M-1	PDR-1-B
4339002C	M-2	PDR-2
5418002D	PDR-1-B/PDR-2	PDR-2
5423A003A	M-1	PDR-2
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	5428D011	M-1	RH-1
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	5428D033	M-1	RH-1
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19	5428E006	M-1	RH-1
	5428E007	M-1	RH-1
20	5428E008	M-1	RH-1
21	5428E009	M-1	RH-1
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23	5428E012	M-1	RH-1
	5428E013	M-1	RH-1
24	5428E014	M-1	RH-1
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	5428E032	M-1	RH-1
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	5428F006	M-1	RH-1
13	5428F007	M-1	RH-1
	5428F008	M-1	RH-1
14	5428F009	M-1	RH-1
	5428F010	M-1	RH-1
15	5428F011	M-1	RH-1
	5428F012	M-1	RH-1
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	5428F014	M-1	RH-1
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	5428F016	M-1	RH-1
18	5428F017	M-1	RH-1
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1	5428F018	M-1	RH-1
2	5428F019	M-1	RH-1
3	5428F020	M-1	RH-1
4	5428F021	M-1	RH-1
5	5428F022	M-1	RH-1
6	5428F023	M-1	RH-1
7	5428F024	M-1	RH-1
8	5428F025	M-1	RH-1
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10	5428F027	M-1	RH-1
11	5428F028	M-1	RH-1
12	5428F029	M-1	RH-1
13	5428F030	M-1	RH-1
14	5428F031	M-1	RH-1
15	5428F032	M-1	RH-1
16	5428F033	M-1	RH-1
17	5428F034	M-1	RH-1
18	5428F035	M-1	RH-1
19	5428F036	M-1	RH-1
20	5428F037	M-1	RH-1
21	5428F038	M-1	RH-1
22	5428F039	M-1	RH-1
23	5428F040	M-1	RH-1
24	5428F041	M-1	RH-1
25	5428F042	M-1	RH-1
	5428F043	M-1	RH-1
	5428F044	M-1	RH-1
	5428F045	M-1	RH-1
	5428F046	M-1	RH-1
	5428F047	M-1	RH-1
	5428F048	M-1	RH-1
	5428F049	M-1	RH-1
	5428F050	M-1	RH-1
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	5428G001	M-1	RH-1

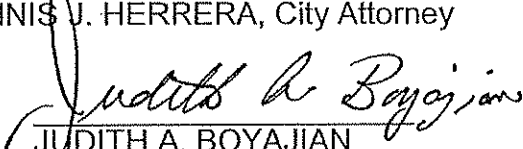
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5428G011	M-1	RH-1
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5428G013	M-1	RH-1
5428G014	M-1	RH-1
5428G015	M-1	RH-1
5428G016	M-1	RH-1

Section 4. The following amendments to the San Francisco Planning Code, duly approved by resolution of the Planning Commission, are hereby adopted as amendments to Zoning Map Sheet SU10.

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Assessor Blocklot Parcel Number	Use District Hereby Approved
4881025	Design Development Special Use District.
4881026	Design Development Special Use District.
4881027	Design Development Special Use District.
4881028	Design Development Special Use District.
4881029	Design Development Special Use District.
4881030	Design Development Special Use District.
4881031	Design Development Special Use District.
4881032	Design Development Special Use District.

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

By: 
JUDITH A. BOYAJIAN
Deputy City Attorney



SAN FRANCISCO
PLANNING DEPARTMENT

RECEIVED

09 06 09

2009 SEP 30 PM 2: 51

September 29, 2009

BY DR

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Reception:
415.558.6378

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415.558.6377

Re: Transmittal of Planning Department Case Number 2009.0379Z to the Board of Supervisors:
Bayview Technical Map Amendments
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On September 24, 2009, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance which the Commission initiated on September 3, 2009. The proposed Ordinance would amend Zoning Map Sheets ZN08, ZN10, and SU10 of the City and County of San Francisco Planning Code with revised use districts within the Bayview Hunters Point Plan Area.

The proposed zoning changes would result in no physical impact on the environment. The proposed legislation has been found to be exempt from environmental review under Section 15061(b) (3) of the State CEQA Guidelines.

At the September 24 hearing, the Commission voted to recommend approval of the proposed Resolution.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

John Rahaim
Director of Planning

Attachments (one copy of the following):

- Planning Commission Resolution No. 17956
- Draft Ordinance (signed to form)
- Planning Commission Executive Summary for Case No. 2009.0379Z

cc: Supervisor Maxwell



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 17956

HEARING DATE: SEPTEMBER 24, 2009

Date: September 17, 2009
Case No.: 2009.0379Z
Project: Bayview Technical Map Amendments
Block/Lot: various
Staff Contact: Lily Langlois – (415) 575-9083
lily.langlois@sfgov.org
Recommendation: Approval

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND ZONING MAP SHEETS ZN08, ZN10, AND SU10 OF THE CITY AND COUNTY OF SAN FRANCISCO PLANNING CODE WITH REVISED USE DISTRICTS WITHIN THE BAYVIEW HUNTERS POINT PLAN AREA; AND MAKING VARIOUS FINDINGS, INCLUDING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, The Planning Department is proposing to reclassify certain parcels within the Bayview Hunters Point Area Plan;

WHEREAS, the Bayview Industrial District Update was adopted June 2008 by the Board of Supervisors;

WHEREAS, as part of this rezoning, the majority of the industrially zoned parcels in the Bayview were rezoned from M-1(Light Industrial) or M-2 (Heavy Industrial) to PDR-1-B (Light Industrial Buffer) or PDR-2 (Production, Distribution and Repair); and,

WHEREAS, at the time of this rezoning, some existing non-industrial uses with a M-1 or M-2 designation were not included in the original industrial rezoning, with the intention that clean-up legislation would eventually follow;

WHEREAS, the proposed legislation would rezone some of the remaining non-industrial uses with a M-1 zoning designation to an appropriate residential use district or public use district consistent with the existing and desired land uses; and,

WHEREAS, the proposed legislation would also correct technical oversights or omissions which would include the rezoning of condominium lots not included in the 2008 legislation, the removal of some split-zone designations, and the correction of accidental omissions from the 2008 legislation.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2009.0379Z on September 24, 2009.

A draft ordinance, attached hereto as Exhibit A, would amend Planning Code Maps as indicated above. The City Attorney's Office has reviewed the draft ordinance and approved it as to form.

An exemption from Environmental Review under the "General Rule" found in the State CEQA Guidelines Section 15061(b)(3) will be issued for the Project on September 22, 2009.

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends approval of the proposed Ordinance and adopts the attached Draft Resolution to that effect.

The proposal will promote the following relevant objectives and policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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

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 proposed amendments would apply the PDR controls to additional parcels, which would help to retain job generating uses and activities.

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 proposed amendments would amend previous technical errors and in some instances apply a zoning designation to better matches existing uses and activities.

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

Policy 1.3: Establish buffer zones where housing and industry occur in close proximity to each other to better define the configuration of residential neighborhoods and areas reserved for industrial activity.

POLICY 1.4: Encourage development of the South Basin area west of Third Street as a light industrial activity center.

OBJECTIVE 8: STRENGTHEN THE ROLE OF BAYVIEW'S INDUSTRIAL SECTOR IN THE ECONOMY OF THE DISTRICT, THE CITY AND THE REGION.

The proposed amendments would carry forward the intent of the 2008 industrial rezoning, to better ensure that future land uses are consistent with the General Plan.

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 amendments will have no effect on existing neighborhood-serving retail uses in the area.

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 amendments will have no effect on existing housing or neighborhood character.

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

The proposed amendments will have no effect on the City's supply of affordable housing.

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

The proposed amendments will have no effect on MUNI transit service or overburden our 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 amendments 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.

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

The proposed amendments will have no effect on the City's preparedness against injury or loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed amendments will have no effect on landmarks or historic buildings.

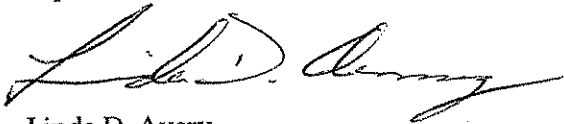
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed amendments will have no effect on our parks and open space

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Map changes at the Planning Commission hearing and as described in this Resolution and in the draft Ordinance.

AND BE IT FURTHER RESOLVED All previous interim Commission policies which related to Policies and Procedures for Development Proposals in Industrial Zoning Districts within the Bayview Hunters Point Plan Area, including but not limited to Resolution 16202, shall be considered superseded and shall be void upon the final and effective date of the proposed ordinance.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 24, 2009.



Linda D. Avery
Commission Secretary

AYES: Antonini, Borden, Miguel, Moore, Lee, Olague, Sugaya

NOES:

ABSENT:

ADOPTED: September 24, 2009



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Map Amendment HEARING DATE: SEPTEMBER 24, 2009

Date: September 17, 2009
Case No.: 2009.0379Z
Project: Bayview Technical Map Amendments
Block/Lot: Various. See attached ordinance
Staff Contact: Lily Langlois – (415) 575-9083
lily.langlois@sfgov.org
Recommendation: **Approval**

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PROJECT DESCRIPTION

The Bayview Industrial District Update was adopted by the Board of Supervisors June 2008. At that time, most of the industrially zoned parcels in the Bayview were rezoned from M-1(Light Industrial) or M-2 (Heavy Industrial) to either PDR-1-B (Light Industrial Buffer) or PDR-2 (Production, Distribution and Repair). While most of the industrially zoned parcels were rezoned in 2008, a number of M-1 and M-2 parcels remain. This is because existing non-industrial uses with a M-1 or M-2 designation were not included in the original industrial rezoning, with the intention that clean-up legislation would eventually follow.

The purpose of this legislation is two-fold: the first aim is to correct technical oversights or omissions from the 2008 rezoning. This would include the rezoning of condominium lots that were excluded in the parcel list in the original legislation, the removal of some split-zone designations to simplify planning code implementation, and the correction of accidental omissions from the original legislation.

The second aim is to rezone some of the remaining parcels with a M-1 (Light Industrial) zoning designation, that have an existing non industrial use, to a zoning designation which is more consistent with the existing land uses. This would include approximately 246 parcels with an existing residential use to be rezoned from M-1 to an appropriate residential district, either RH-1 or RH-2. The legislation also proposes to rezone 23 parcels within the Southeast Community Facility, which is city property, from M-1 and RH-2 to a public (P) use district.

Approximately 420 parcels are included in this legislation. A large portion of these parcels represent either residential uses and public uses that were beyond the scope of the 2008 industrial rezoning, or industrial condominium lots that were excluded in the parcel list in the 2008 legislation.

SITE DESCRIPTION AND PRESENT USE

The proposed map amendments are all located in the Bayview Hunters Point neighborhood. The Bayview Hunters Point neighborhood includes a mix of residential and industrial areas, with the primary commercial corridor Third Street, running north-south through the center of the neighborhood. The intent of the adopted 2008 Industrial Zoning Update was to clearly differentiate industrial areas from residential areas by establishing zoning districts with aim to retain space for jobs and light industrial activities and to reduce land use conflicts between housing and industry.

The proposed legislation aims to carry forward the intent of the previous industrial rezoning. The proposed amendments include technical revisions to the previous industrial rezoning, as well as the rezoning of some industrially-zoned parcels where the current use is not industrial. The aim of the latter is to ensure that the zoning better matches the existing land uses and activities. In many cases, this means updating the zoning districts to an appropriate residential district to better match the existing residential uses or updating the zoning district to a public (P) use designation to better match the existing public activities.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review under the "General Rule" found in the State CEQA Guidelines Section 15061(b) (3) will be issued for the Project on September 22, 2009.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 4, 2009	-	20 days
Posted Notice	None Required	-	-	-
Mailed Notice	10 days	September 14, 2009	September 8, 2009	16 days

PUBLIC COMMENT

As of the date of this report, the Department has not received any comment in support or in opposition to this proposal. The Department has received about ten calls with general questions regarding the proposed changes.

COMMUNITY ENGAGEMENT

- The Bayview Hunters Point Project Area Committee ("PAC") functions as the advisory body to the San Francisco Redevelopment Agency ("Agency") and the Planning Department regarding planning and development issues in Project Area B. Department staff gave informational presentations at the PAC Land Use Committee meetings on July 6, 2009 and August 3, 2009 and at the full PAC on August 20, 2009. There was no opposition to the proposed amendments.

- Department staff mailed an informational letter to approximately 246 residents for the parcels currently zoned M-1 and proposed to be rezoned to RH-1 or RH-2. Staff has offered to meet with any interested parties. As of the date of this staff report, there was no request for such meeting.
- Department staff met with the Director of the Southeast Community Facility to discuss the proposed changes.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

1. **Planning Code Map Amendment** amending Zoning Map Sheets ZN08, ZN10 and SU10 of the City and County of San Francisco Planning Code with revised use districts within the Bayview Hunters Point Plan Area.

RECOMMENDATION

The Department recommends that the Commission recommend *approval* of the proposed Resolution and adopt the attached draft Resolution to that effect.

BASIS FOR RECOMMENDATION

- This rezoning includes technical revisions to the previous 2008 Bayview Industrial Zoning Update including the rezone of condominium lots that were excluded in the parcel list in the original legislation, the removal some split-zone designations to simplify planning code implementation, and correct accidental omissions from the original legislation.
- This legislation would also rezone some M-1 parcels to an appropriate residential use district or public use district, to better match the existing land uses.
- The Bayview Hunters Point Area plan urges the: (1) development of refined land use regulations that will encourage economic development while minimizing conflicts between industrial and residential uses; (2) retention of existing jobs in the area, many of which are in the industrial sector, and the creation of new employment opportunities for Bayview residents; and (3) protection of sufficient land area such that industrial and heavy commercial uses are able to flourish and grow, among other goals. The zoning amendments would better ensure that the zoning designation is consistent with the Bayview Hunters Point Area Plan.

RECOMMENDATION:	Approval
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Attachments

- Exhibit A: Draft Ordinance
- Exhibit B: Parcel Map
- Exhibit C: Aerial Photo
- Exhibit D: Existing Zoning
- Exhibit E: Proposed Zoning
- Exhibit F: Resolution No. 17943, Initiation of Map Amendments

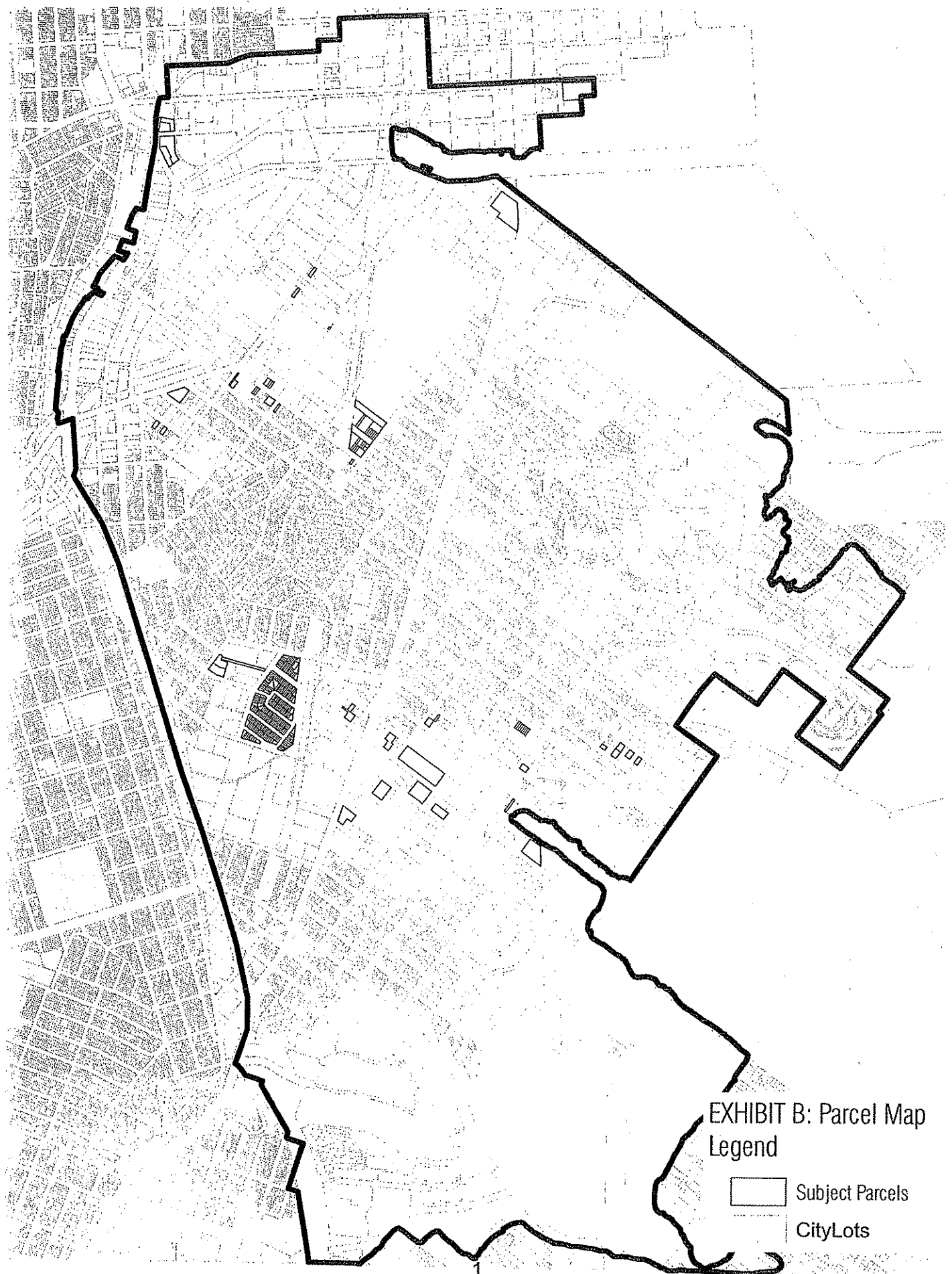




EXHIBIT B: Parcel Map
Legend

-  Subject Parcels
-  CityLots

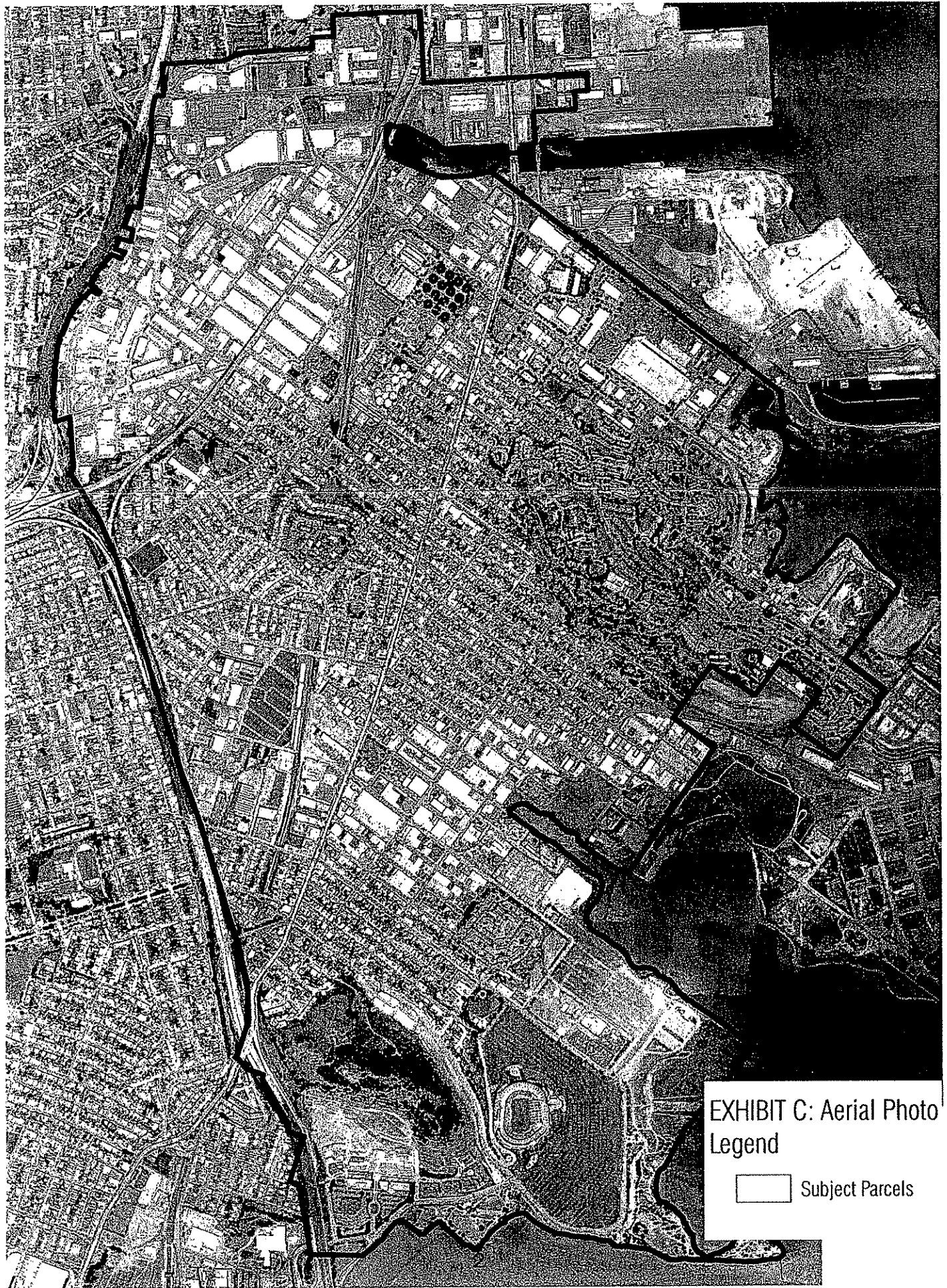



EXHIBIT C: Aerial Photo
Legend

 Subject Parcels

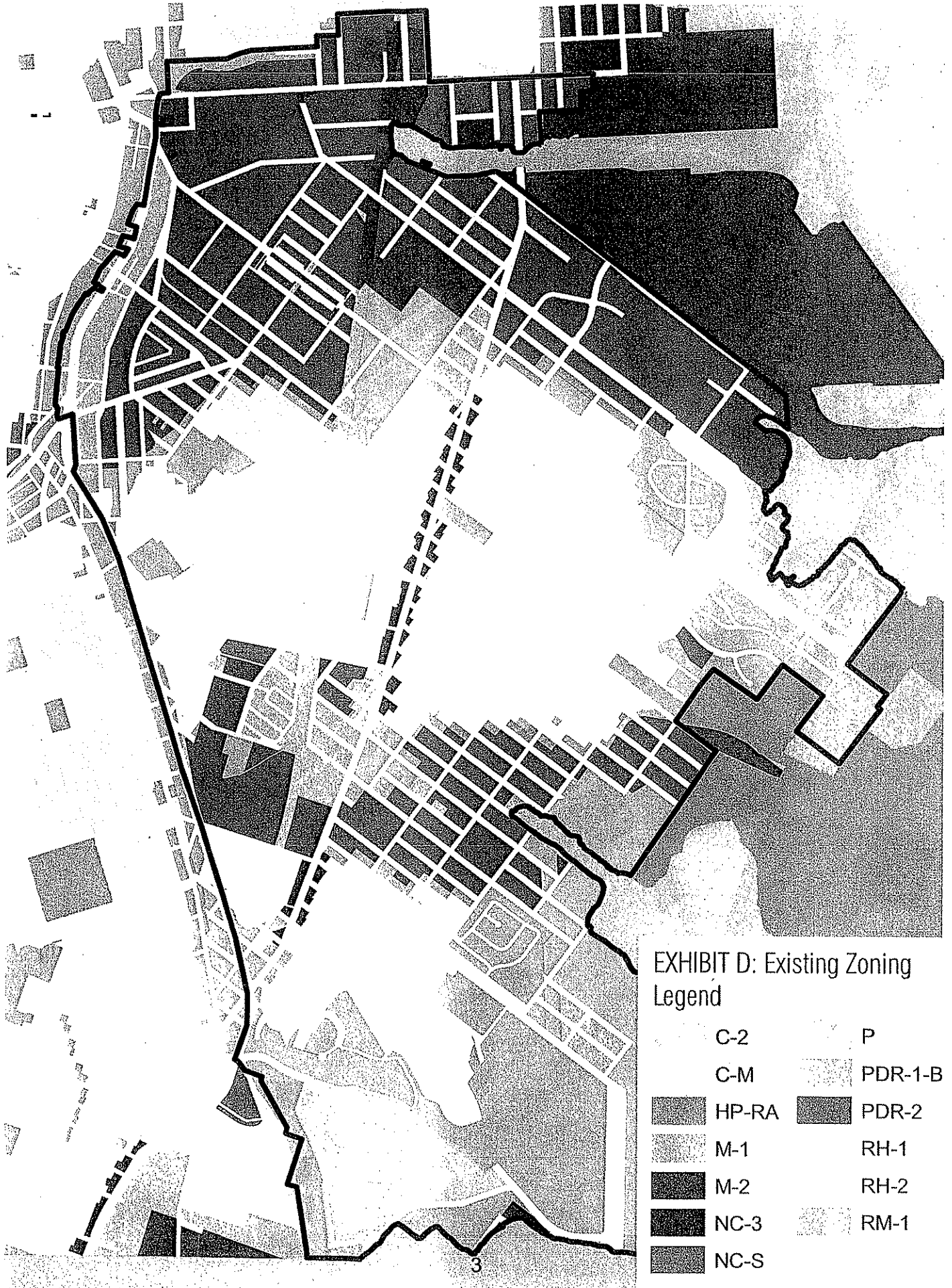















EXHIBIT D: Existing Zoning Legend

	C-2		P
	C-M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
	M-2		RH-2
	NC-3		RM-1
	NC-S		

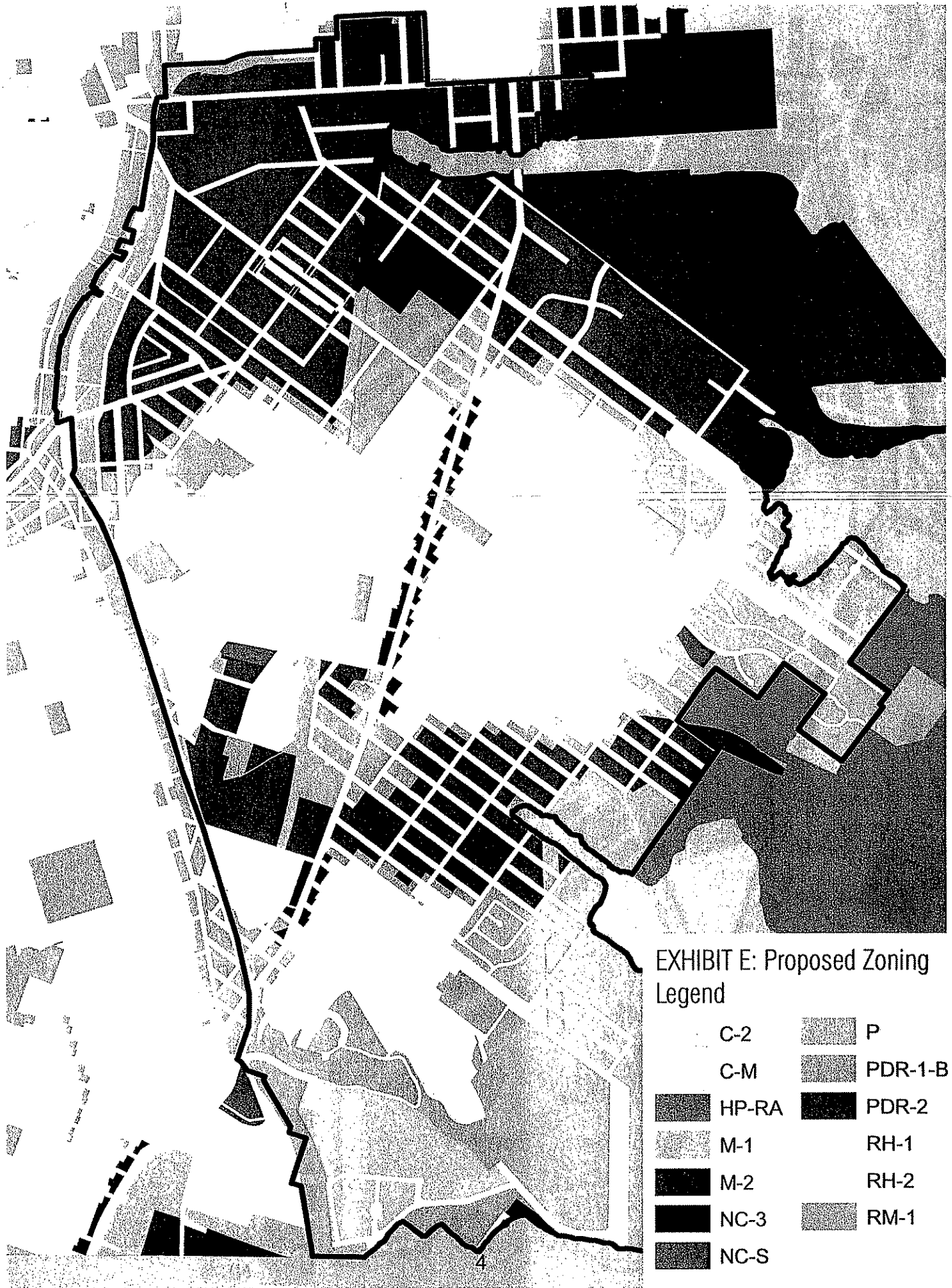















EXHIBIT E: Proposed Zoning Legend

	C-2		P
	C-M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
	M-2		RH-2
	NC-3		RM-1
	NC-S		

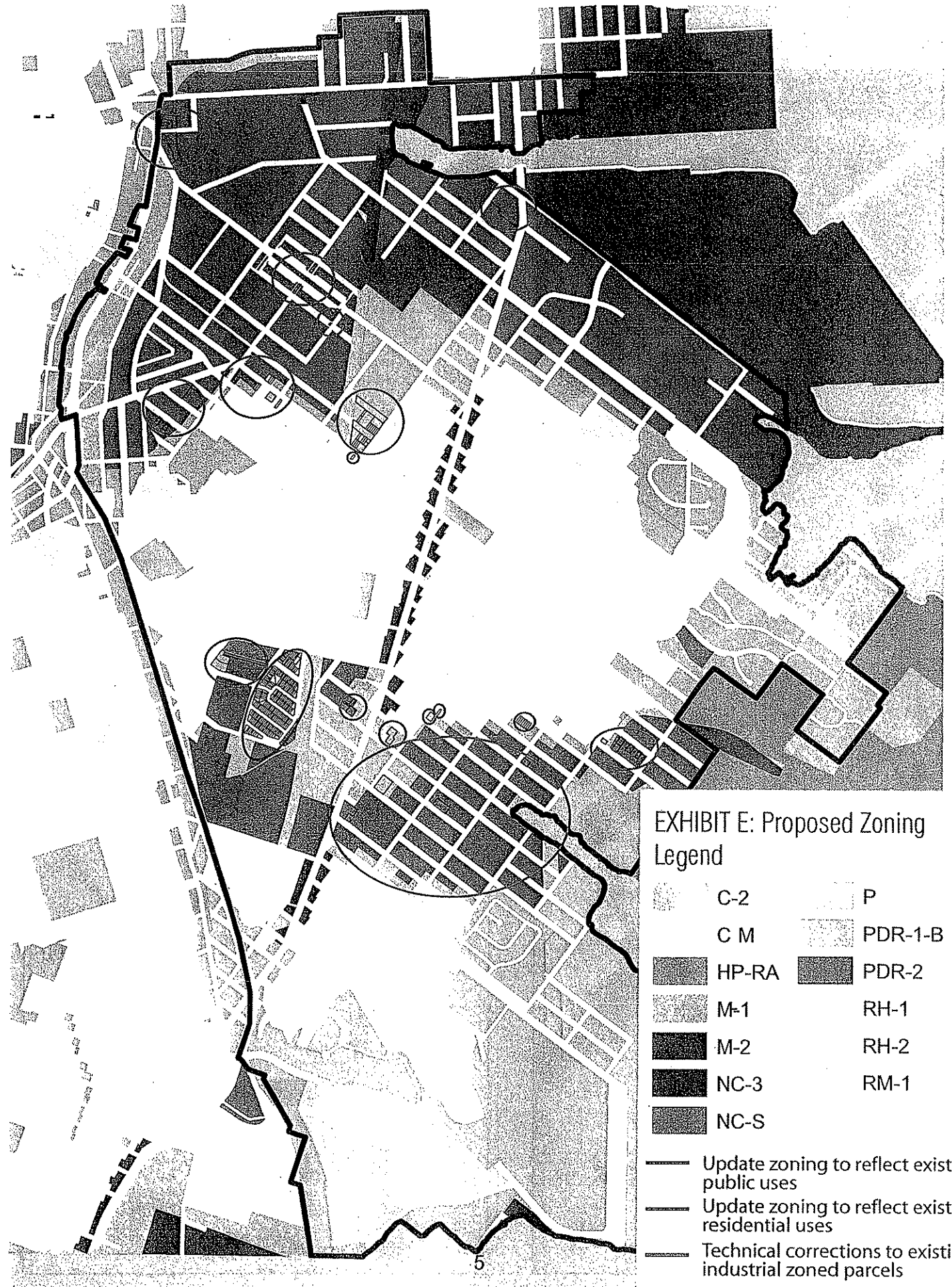















EXHIBIT E: Proposed Zoning Legend

	C-2		P
	C M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
	M-2		RH-2
	NC-3		RM-1
	NC-S		

-  Update zoning to reflect existing public uses
-  Update zoning to reflect existing residential uses
-  Technical corrections to existing industrial zoned parcels

Parcels proposed to be rezoned from M-1 or RH-2 to P

EXISTING

PROPOSED

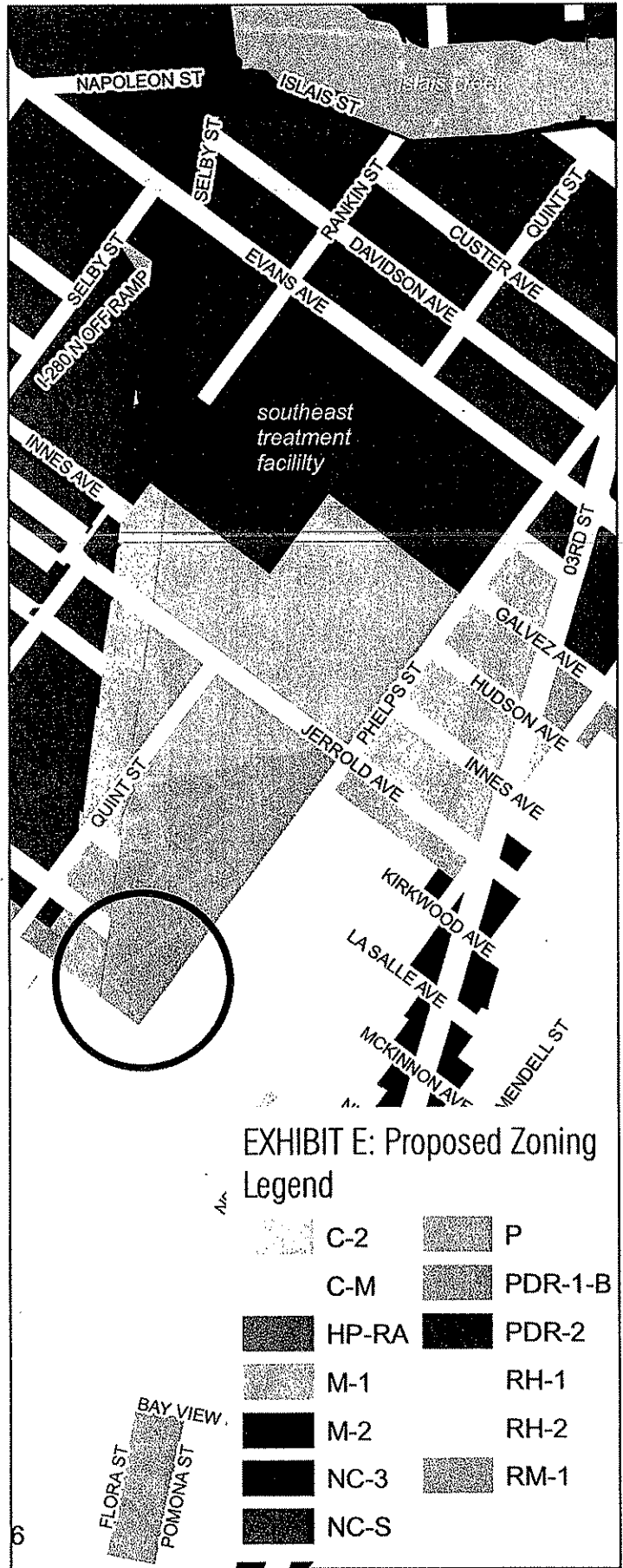
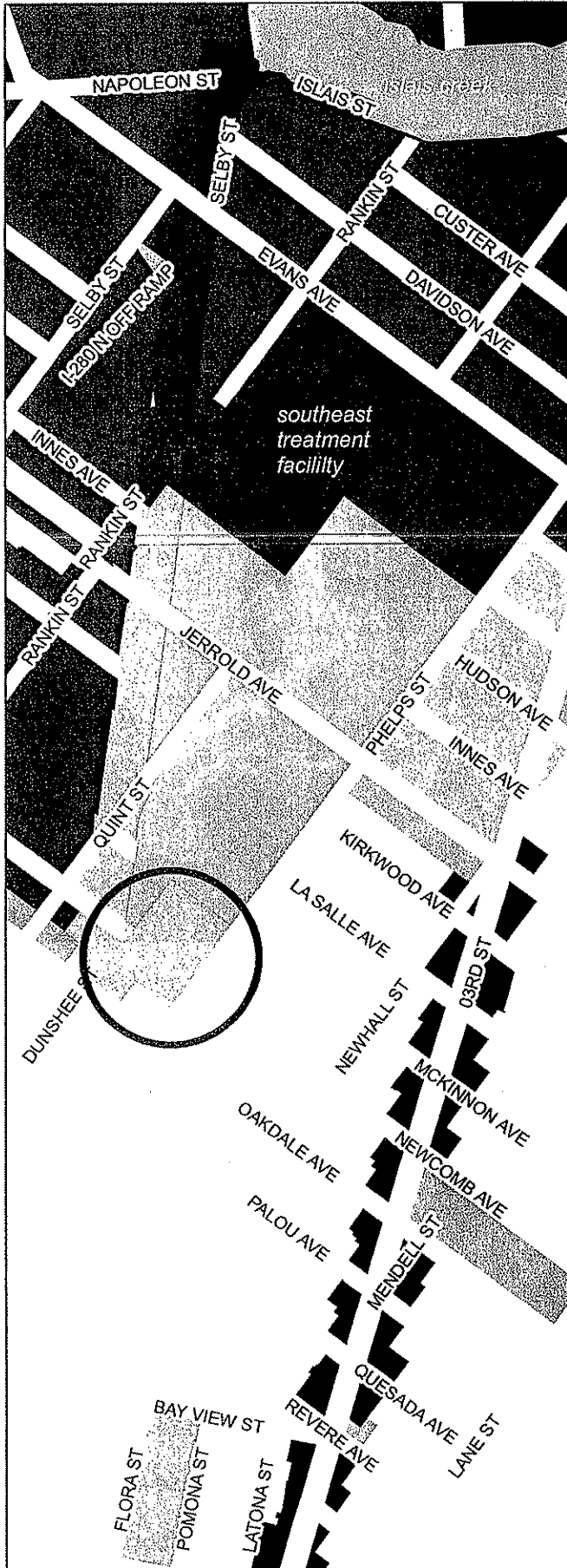
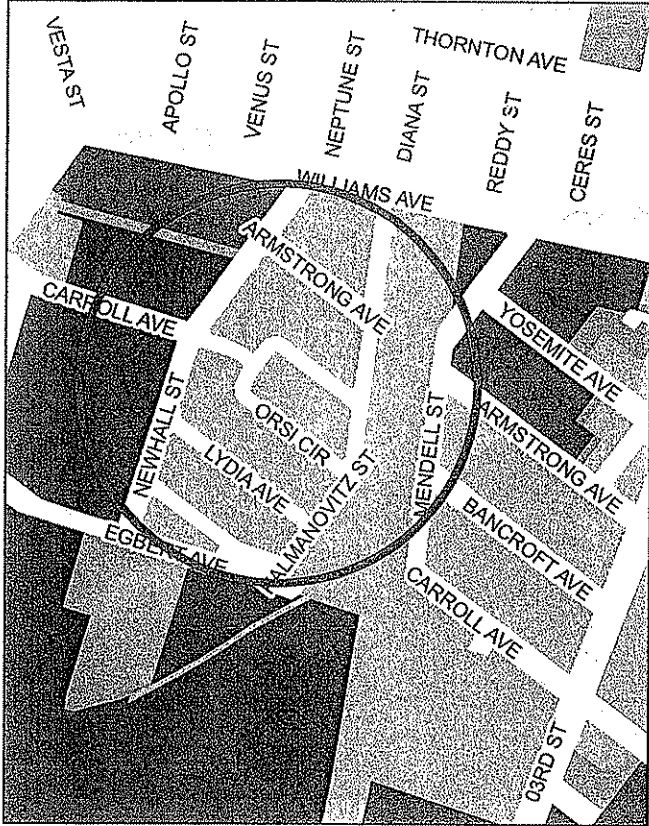


EXHIBIT E: Proposed Zoning Legend

	C-2		P
	C-M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
	M-2		RH-2
	NC-3		RM-1
	NC-S		

Parcels proposed to be rezoned from M-1 to RH-1

EXISTING



PROPOSED

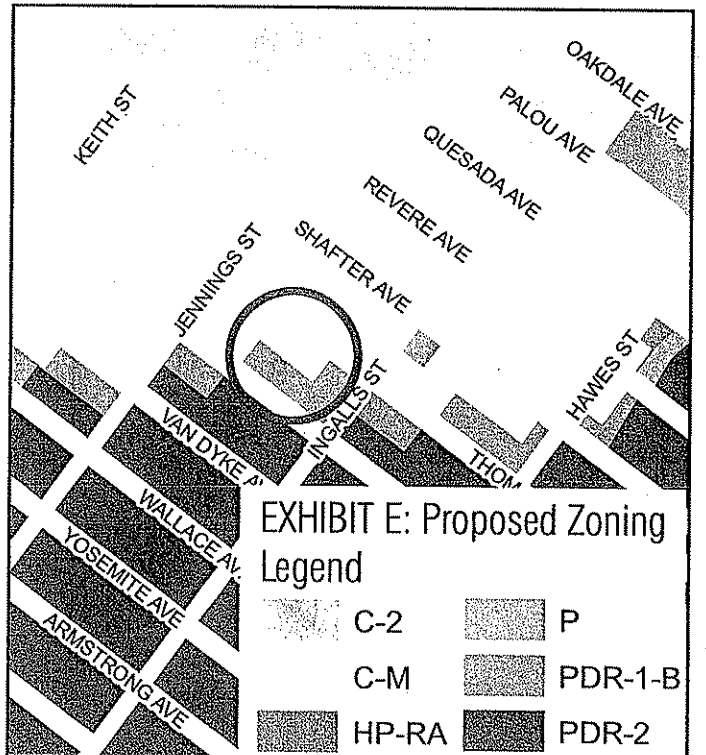
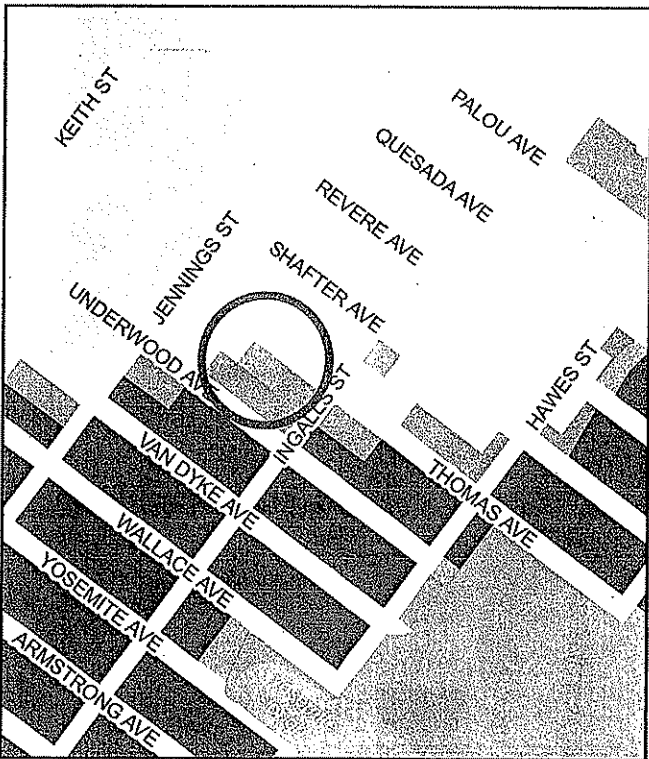
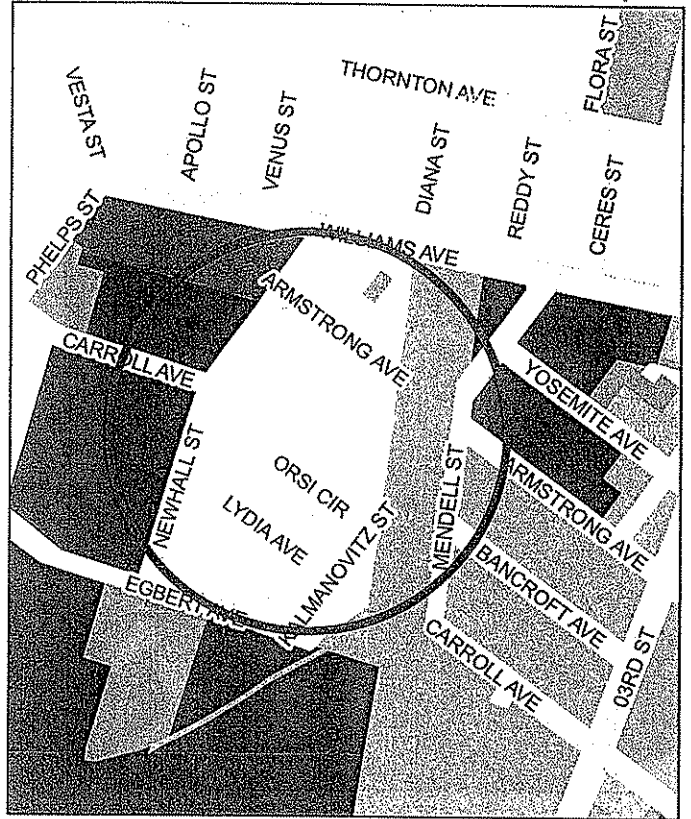


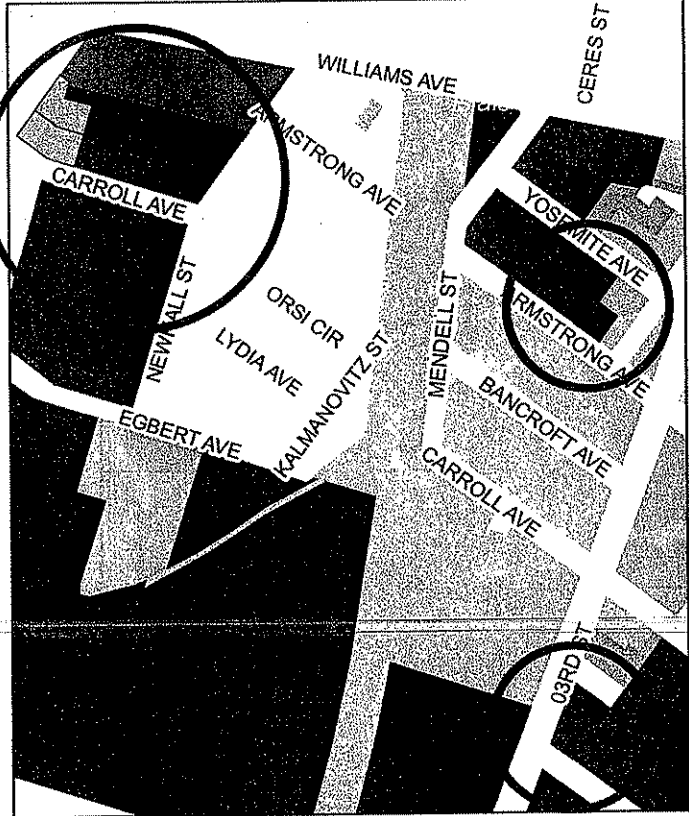
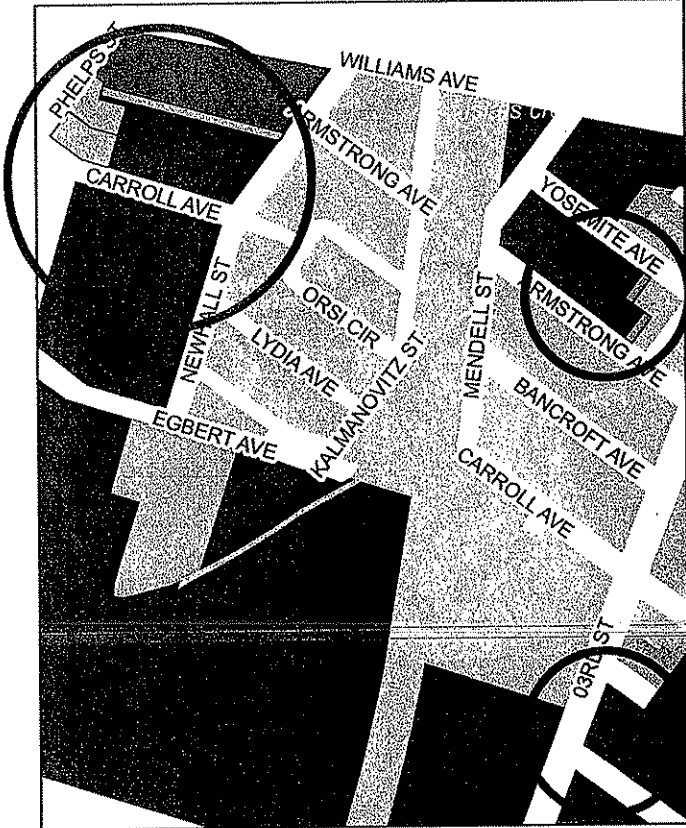
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	C-2		P
	C-M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
	M-2		RH-2
	NC-3		RM-1
	NC-S		

Technical Revisions to Industrial Zoned Parcels: condo parcels, split-zoned parcels and missed parcels

EXISTING

PROPOSED



EXISTING

PROPOSED

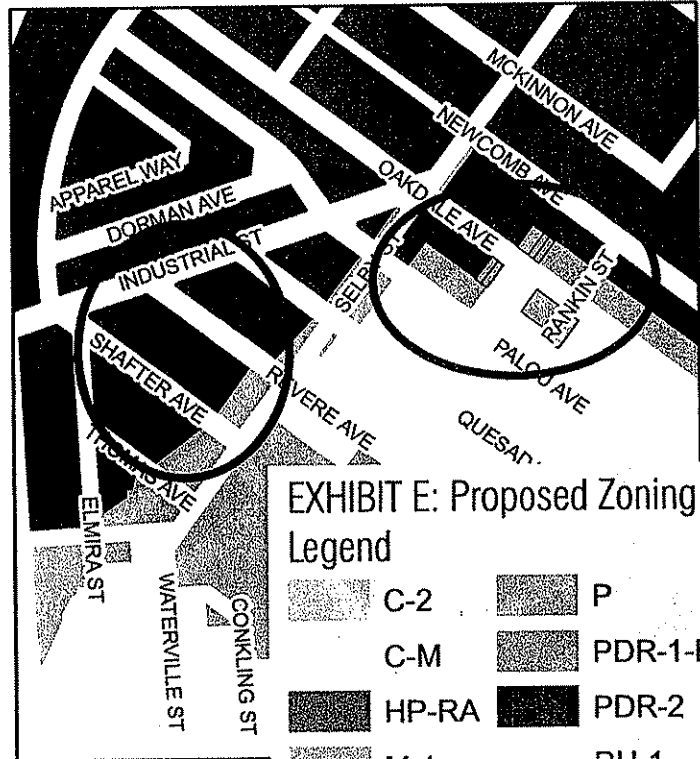
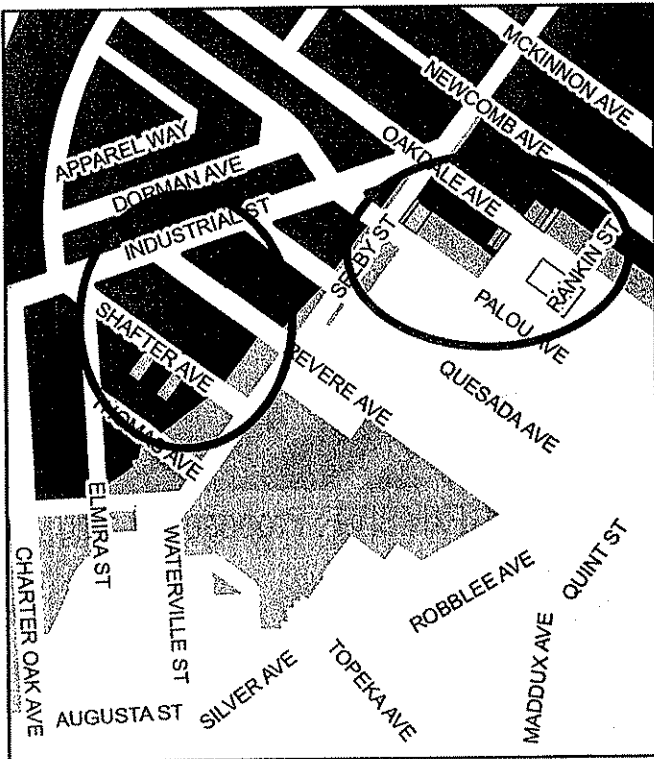
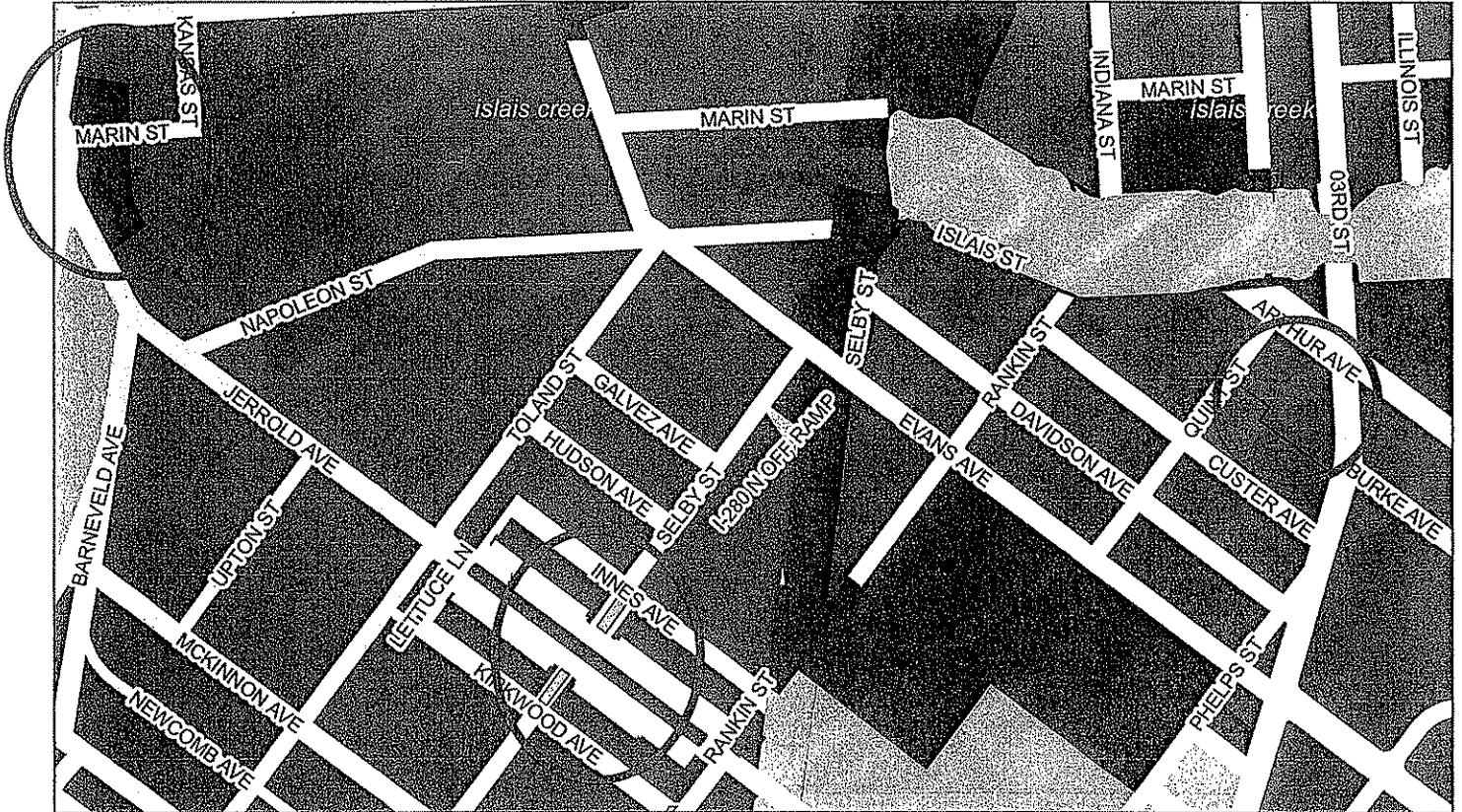


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	C-M		PDR-1-B
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	M-1		RH-1
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	NC-3		RM-1
	NC-S		

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EXISTING



PROPOSED

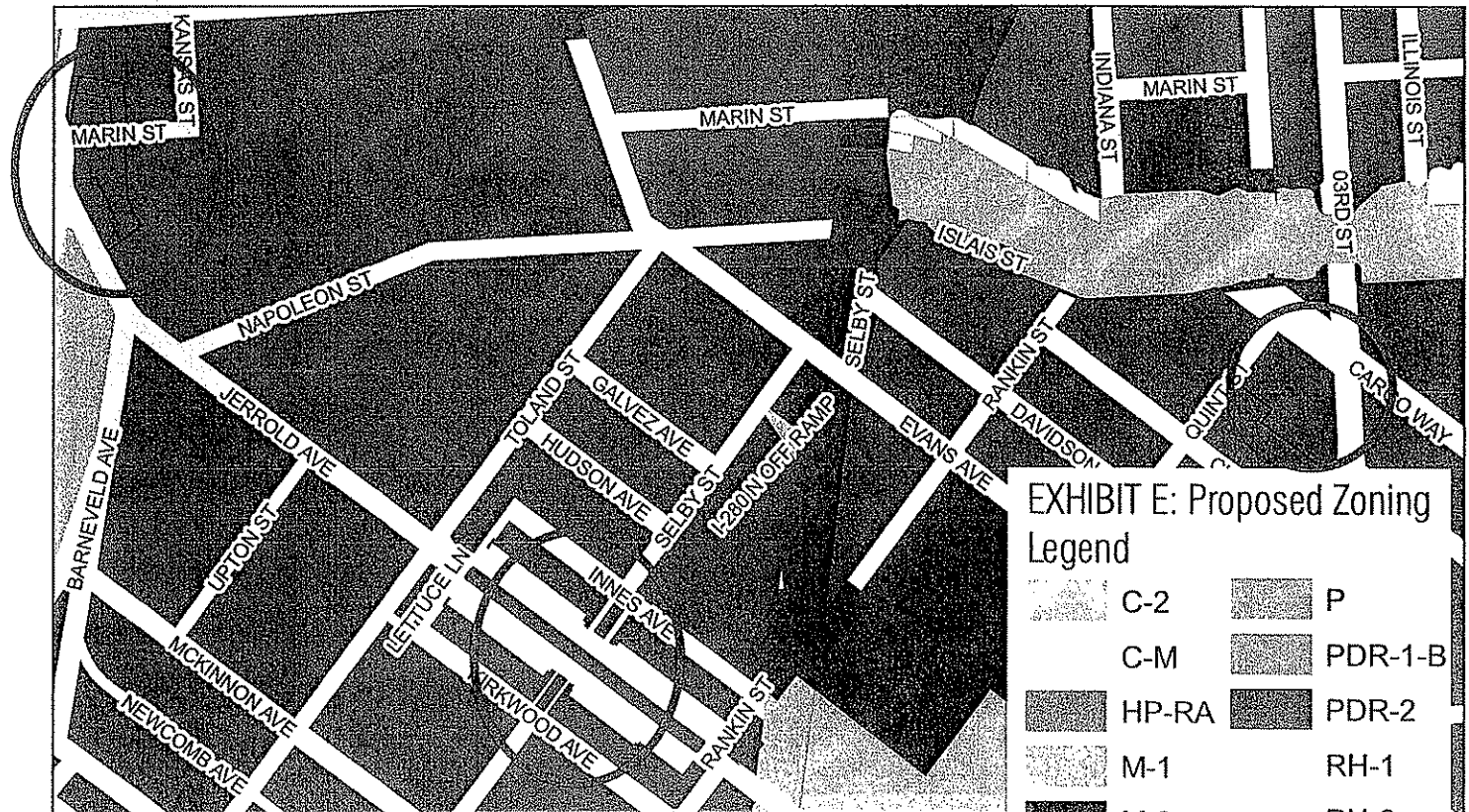
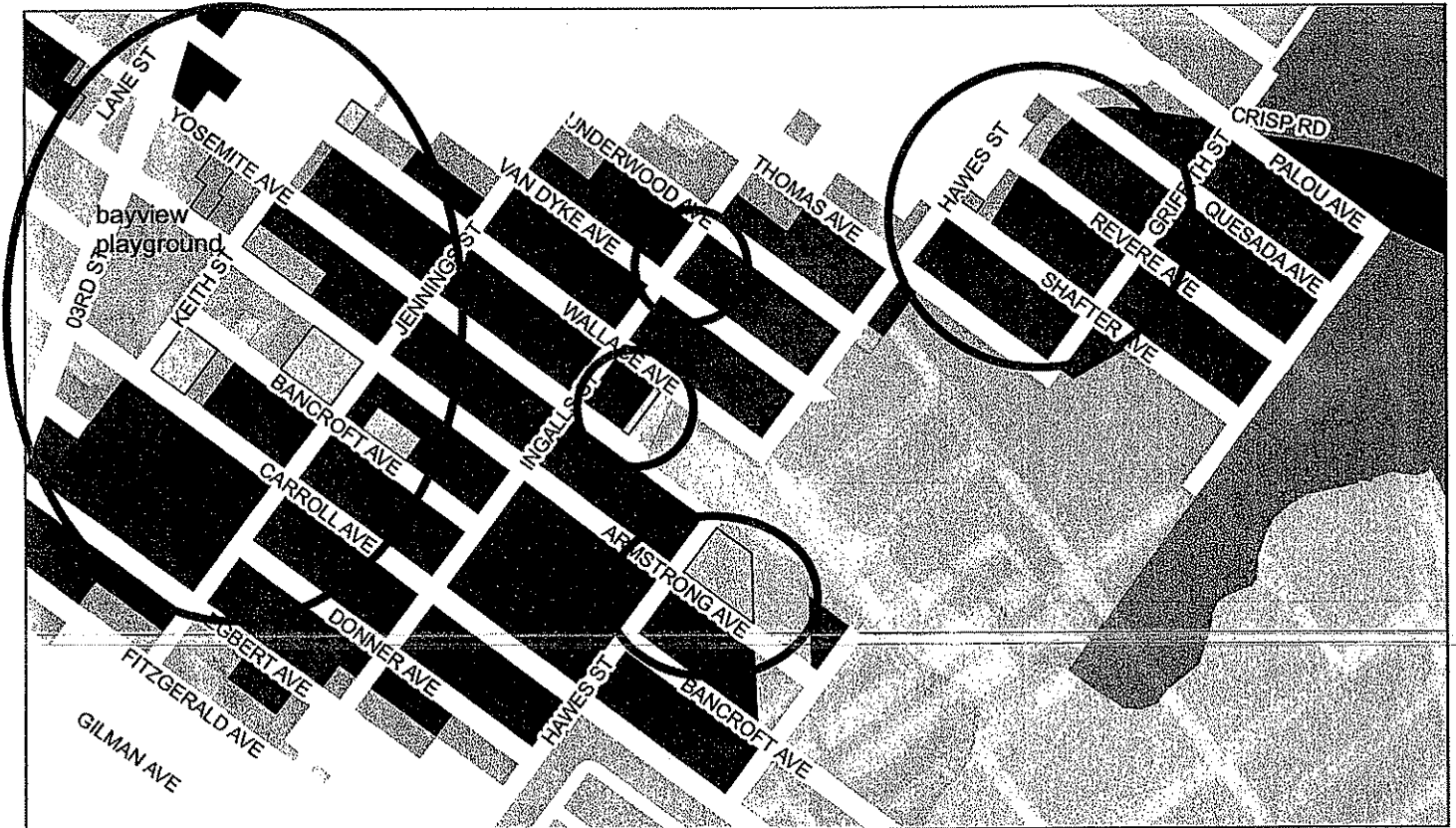


EXHIBIT E: Proposed Zoning Legend

	C-2		P
	C-M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
	M-2		RH-2
	NC-3		RM-1
	NC-S		

Technical Revisions to Industrial Zoned Parcels: condo parcels, split-zoned parcels and missed parcels

EXISTING



PROPOSED

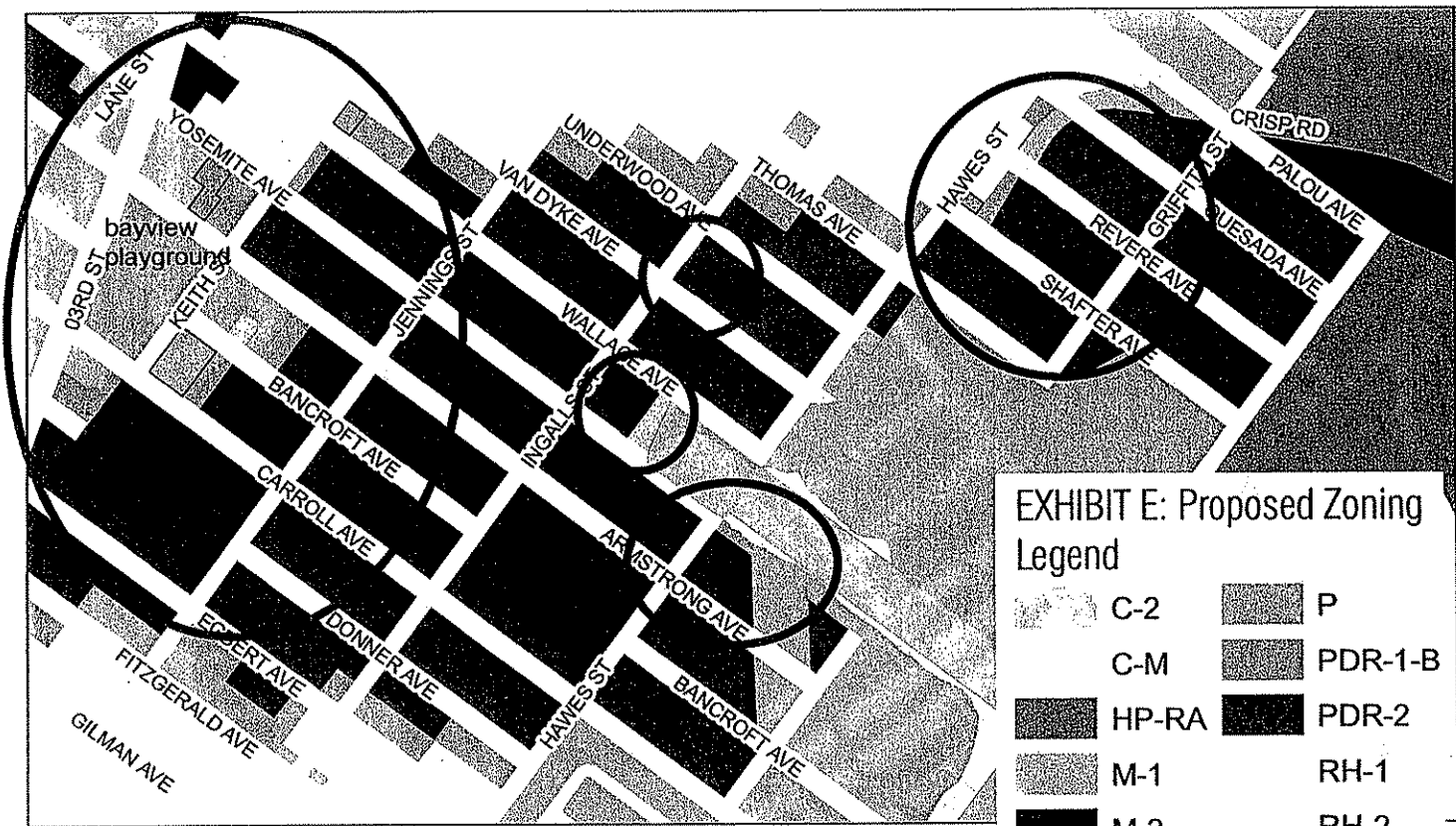















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	C-M		PDR-1-B
	HP-RA		PDR-2
	M-1		RH-1
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	NC-S		