



October 15, 2025

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

Re: **Transmittal of Planning Department Case Numbers 2015-012491PCAMAPDVA:**
San Francisco Gateway Special Use District and Development Agreement
(749 Toland Street and 2000 McKinnon Avenue)
Board File Nos. 250426 and 250427

Planning Commission's Action:

Adopt a Recommendation for Approval

Dear Ms. Calvillo and Supervisors Walton, Engardio, Fielder, Chen, and Melgar,

On September 25, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances, introduced by Supervisors Walton, Engardio, Fielder, Chen, and Melgar. Board File No. 250426 is a proposed Ordinance for (1) Planning Code Text Amendments to establish the San Francisco Gateway Special Use District ("SUD"), Planning Code Section 249.7, and (2) Zoning Map Amendments to amend Special Use District Map SU10 and Height and Bulk District Map HT10 at 749 Toland Street, Assessor's Block 5284A Lot 008, and 2000 McKinnon Avenue, Assessor's Block 5287 Lot 002. Board File No. 250427 is a proposed Ordinance approving a Development Agreement between the City and County of San Francisco and Prologis, L.P., for the development of an approximately 17.1-acre site located at 749 Toland Street and 2000 McKinnon Avenue with various public benefits. At the hearing, the Planning Commission adopted a recommendation of approval of both proposed Ordinances.

The proposed amendments received CEQA clearance under Planning Department Case No 2015-01249ENV, Final Environmental Impact Report was certified by the Planning Commission on September 25, 2025.

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

Sincerely,

Veronica Flores

Veronica Flores for Aaron D. Starr
Manager of Legislative Affairs

cc: Robb Kapla, Deputy City Attorneys
Percy Burch, Aide to Supervisor Walton
John Carroll, Office of the Clerk of the Board
Susan Ma and Jon Lau, Office of Economic Workforce Development's Project Managers

ATTACHMENTS :

Planning Commission Resolution No. 21828 (Planning Code and Zoning Map Amendments Ordinance)
Planning Commission Resolution No. 21829 (Development Agreement Ordinance)
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21828

HEARING DATE: SEPTEMBER 25, 2025

Project Address: 749 Toland Street and 2000 McKinnon Avenue (SF Gateway)
Case Number: 2015-012491MAP / PCA [Board File No. 250426]
Initiated by: Supervisors Walton, Engardio, Fielder, Chen, Melgar / Introduced April 22, 2025
Existing Zoning: Production, Distribution, and Repair -2 (PDR-2)
65-J Height and Bulk Districts
Proposed Zoning: Production, Distribution, and Repair -2 (PDR-2)
97-X Height and Bulk Districts
San Francisco Gateway Special Use District
Cultural District: African American Arts & Cultural District
Block/Lot: 5284A / 008 and 5287 / 002
Project Sponsor/
Property Owner: Prologis, L.P.
Address: Pier 1, Bay 1
City, State: San Francisco, CA 94111
Staff Contacts: Gabriela Pantoja, Senior Planner
Gabriela.Pantoja@sfgov.org, 628-652-7380
Dylan Hamilton, Citywide Planner
Dylan.Hamilton@sfgov.org, 628-652-7444
Liz White, Senior Environmental Planner
Elizabeth.White@sfgov.org, (628) 652-7557
Reviewed by: Joshua Switzky, Deputy Director of Citywide Planning
Joshua.Switzky@sfgov.org, 628-652-7464

RESOLUTION RECOMMENDING APPROVAL OF A PROPOSED ORDINANCE THAT WOULD ADD PLANNING CODE SECTION NO. 249.7 (“SAN FRANCISCO GATEWAY SPECIAL USE DISTRICT” (SUD)), AMEND SPECIAL USE DISTRICT MAP SU10 BY PLACING ASSESSOR’S BLOCK 5284A LOT 008 AND BLOCK 5287 LOT 002 IN THE NEWLY CREATED SUD, AND AMEND HEIGHT AND BULK DISTRICT MAP HT10 BY REZONING THE SUBJECT SITE FROM 65-J TO 97-X; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1, AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, on April 22, 2025 Supervisors Walton, Engardio, Fielder, Chen, and Melgar introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File No. 250426, for (1) Planning Code Text Amendments to establish the San Francisco Gateway Special Use District (“SUD”), Planning Code Section 249.7,

and (2) Zoning Map Amendments to amend Special Use District Map SU10 and Height and Bulk District Map HT10, for Assessor's Block 5284A Lot 008 and Block 5287 Lot 002; and

WHEREAS, pursuant to Planning Code Section 302(b), on April 22, 2025, the Board initiated these Planning Code Text and Zoning Map Amendments; and

WHEREAS, on September 16, 2025, the Board introduced a substitute Ordinance; and

WHEREAS, the Planning Code Text and Zoning Map Amendments would enable the development of the San Francisco Gateway Project ("Project") located at 749 Toland Street, Assessor's Block 5284A Lot 008, and 2000 McKinnon Avenue, Assessor's Block 5287 Lot 002 ("Project Site"), an approximately 17 acre-site owned by Prologis, L.P. ("Project Sponsor"); and

WHEREAS, the Project consists of demolishing four existing Production, Distribution, and Repair ("PDR") buildings totaling approximately 448,000 square feet in size and constructing two three-story mixed-use buildings up to 97 feet in height totaling 1,646,000 gross square feet in size with a mix of uses including up to 1,637,600 square feet of Production, Distribution, and Repair (PDR), Non-Retail Sales and Services, and Automotive Uses as permitted within the PDR-2 Zoning District and SF Gateway Special Use District and approximately 8,400 square feet of Retail Sales and Service Use. Each building will be designed to provide ultimate flexibility for potential future PDR tenants with built-in circulation, ramping, and parking. A total of up to 1,125 off-street parking spaces, 100 Class 1 and 16 Class 2 bicycle parking spaces, and 48 Showers and eight Lockers will be provided throughout the development. The Project is to be developed in two phases, each with one building. Each building will contain up to 563 off-street parking spaces, 50 Class 1 and 8 Class 2 bicycle parking spaces, and 4 showers and 24 lockers. Located within the Bayview neighborhood and bounded by Kirkwood Avenue to the north, Rankin Street to the east, McKinnon Avenue to the south, and Toland Street to the west, the Project will include the construction of streetscape improvements including new paving, ADA ramps, sidewalks, crosswalks, street trees, Class 2 bicycle parking spaces, striped vehicle parking spaces, and passenger and commercial loading spaces; and

WHEREAS, the Planning Code Text Amendments would establish the San Francisco Gateway SUD which outlines the land use and development controls within the SUD, and the Zoning Map Amendments would place the Project Site in the newly created SUD, and amend the Height and Bulk District for the Project Site from 65-J and 97-X; and

WHEREAS, approvals also required for the Project include (1) certification of the Environmental Impact Report pursuant to the California Environmental Quality Act ("CEQA"); (2) adoption of CEQA findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Mitigation Monitoring and Reporting Program ("MMRP"); (3) adoption of a Development Agreement between the Project Sponsor and the City and County of San Francisco; and (4) adoption of a Design Standards and Guidelines Document ("DSG"); and (5) approval of Conditional Use Authorization for a Planned Unit Development; and

WHEREAS, on September 25, 2025, the Planning Commission ("Commission") reviewed and considered the Final Environmental Impact Report ("FEIR") for the Project and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified

the FEIR for the Project in compliance with CEQA (Cal. Pub. Res. Code Sections 21000 et seq.), the State CEQA Guidelines (Cal. Admin. Code Title 14, Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code by Motion No. 21826; and

WHEREAS, on September 25, 2025, the Commission by Motion No. 21827 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (“MMRP”), under Case No. 2015-012491ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 25, 2025; and

WHEREAS, the 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 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

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

MOVED, that the Planning Commission hereby adopts a recommendation of **approval** 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 Planning Code Text and Zoning Map Amendments (“Amendments”) would enable the development of the San Francisco Gateway Project which will construct flexible PDR spaces that are designed to accommodate present and future industrial activities within close proximity to major highways. The development will be designed to provide ideal conditions for PDR and related activities by facilitating buildings with open floor plans, high ceiling heights, freight loading docks and elevators, and vehicle circulation, ramping and parking.
- The Amendments would enable the Project to create more than one million six hundred thousand square feet of new PDR and related space and add approximately 8,400 square feet of Retail space in both the City and the Bayview neighborhood, thereby increasing the number of PDR and Retail

business and job opportunities and advancing the economic growth and development of the Bayview neighborhood.

- The Amendments would enable the construction of two buildings up to approximately 97 feet in height which in turn will provide thousands of new construction job opportunities. The Project Sponsor has committed to using exclusively union labor for the entirety of the Project's construction period, thereby ensuring that the trade jobs created will be paid a living wage.
- The Amendments would enable the development of the San Francisco Gateway Project which will improve transportation and streetscape conditions in the immediate area for both pedestrians and vehicles. New sidewalks, paved streets, ADA ramps, crosswalks, street trees, commercial and passenger loading zones, and Class 1 and 2 bicycle parking spaces will be provided, in addition the Sponsor's payment of Transportation Sustainability Fees and community benefits payments under the Development Agreement that will fund transportation infrastructure in the area.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3

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

The proposed Ordinance will help facilitate the development of PDR uses within an already predominately commercial and industrial neighborhood.

OBJECTIVE 2

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 proposed Ordinance will increase the amount of commercial and industrial activity at the development site and facilitate the development of modern mixed-use buildings designed to provide flexibility for future commercial and industrial tenants.

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.

POLICY 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The proposed Ordinance will facilitate the development of large-scale mixed-use buildings designed with ultimate flexibility for PDR and other permitted uses that will promote and increase the number of job opportunities for residents. PDR jobs are characterized to often pay higher wages than other entry-level employment, and do not require significant educational or professional experience.

OBJECTIVE 4

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

POLICY 4.1

Maintain and enhance a favorable business climate in the city.

POLICY 4.7

Improve public and private transportation to and from industrial areas.

The proposed Ordinance will facilitate the development of large-scale mixed-use buildings designed with flexibility for commercial and industrial activities near major highways. The Project will facilitate the improvement of the immediate public of right of way for improved access to and from the area via investments into public transportation infrastructure and safer vehicle and pedestrian conditions.

TRANSPORTATION ELEMENT

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.2

Ensure the safety and comfort of pedestrians throughout the city.

The proposed Ordinance will facilitate a development that includes sidewalks, crosswalks, and other streetscape improvements for improved vehicle and pedestrian safety in the neighborhood.

OBJECTIVE 6

DEVELOP REGIONAL, MULTI-MODAL FACILITIES FOR THE EFFICIENT MOVEMENT OF FREIGHT AND GOODS

Policy 6.1

Designate expeditious routes for freight trucks between industrial and commercial areas and the regional and state freeway system to minimize conflicts with automobile traffic and incompatibility with other land uses.

The proposed Ordinance will facilitate the development of large-scale mixed-use buildings within close proximity to two major highways and within an already predominately commercial and industrial neighborhood. The location of the development near freeways will allow for efficient movement of goods without requiring trucks to travel within San Francisco's neighborhoods for significant distances.

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

OBJECTIVE 1

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

POLICY 1.1

Improve the relationship between housing and industry throughout Bayview Hunters Point, particularly in the Northern Gateway and South Basin areas, where light industry transitions to residential.

POLICY 1.2

Restrict toxic chemical industries and other industrial activities with significant environmental hazards from locating adjacent to or nearby existing residential areas.

POLICY 1.5

Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

The proposed Ordinance will increase the amount of commercial and industrial activity at an already predominately PDR neighborhood and develop modern mixed-use buildings designed to provide flexibility for future commercial and industrial tenants at a location distant from residential uses.

OBJECTIVE 3

MAKE SURFACE STREET AND FREEWAY IMPROVEMENTS TO ENCOURAGE TRUCK TRAFFIC AWAY FROM NEIGHBORHOOD RESIDENTIAL AND COMMERCIAL AREAS.

POLICY 3.1

Improve and establish truck routes between industrial areas, including those at the Shipyard, and freeway interchanges.

The Project will develop a flexible PDR space within close proximity to existing truck routes and freeway interchanges.

OBJECTIVE 4

DEVELOP AND MAINTAIN A SYSTEM FOR THE EASY MOVEMENT OF PEOPLE AND GOODS, TAKING INTO ACCOUNT ANTICIPATED NEEDS OF BOTH LOCAL AND THROUGH TRAFFIC.

POLICY 4.1

Develop a comprehensive network and schedule of roadway improvements to assure that Bayview maintains an adequate level of service at key intersections as the residential and work force population in the district increases.

POLICY 4.2

Develop the necessary improvements in public transit to move people efficiently and comfortably between different neighborhoods of Bayview Hunters Point, to and from Candlestick Park Point, and to and from Downtown and other parts of the region.

The proposed Ordinance will facilitate the improvement of the immediate public of right of way for improved access to and from the area via investments into public transportation infrastructure and safer vehicle and pedestrian conditions. In addition, a Transportation Demand Management Plan will be developed and implemented to encourage other modes of transportation to the Bayview.

OBJECTIVE 7

ENCOURAGE HEALTHY RETAIL REUSE IN THE EXISTING COMMERCIAL CORE OF THIRD STREET AND COMPLEMENTARY GROWTH IN ADJACENT SECTIONS.

POLICY 7.2

Encourage complementary development adjacent to the Third Street core commercial area.

POLICY 7.3

Develop secondary nodes of commercial activity.

The proposed Ordinance will facilitate the construction of approximately 8,400 square feet of Retail Sales and Service Use that complements the Third Street commercial corridor, a few blocks away.

OBJECTIVE 8

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

POLICY 8.1

Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.

The proposed Ordinance will facilitate the development of a Project that will maintain and expand the amount of PDR space by providing approximately 1,637,600 square feet, or a net increase of approximately 1,189,600 square feet, of space available for PDR use at the Project site.

OBJECTIVE 9

IMPROVE LINKAGES BETWEEN GROWTH IN BAYVIEW'S INDUSTRIAL AREAS AND THE EMPLOYMENT AND BUSINESS NEEDS OF THE BAYVIEW HUNTERS POINT COMMUNITY.

POLICY 9.1

Increase employment in local industries.

POLICY 9.2

Encourage the local business community to play a larger role in Bayview's industrial sector.

POLICY 9.3

Support expanded role of African American firms in distribution and transportation industries.

The proposed Ordinance will facilitate the development of large-scale mixed-use buildings designed with ultimate flexibility for PDR and other permitted uses that will promote and increase the number of local job opportunities for residents in the Bayview. PDR jobs often pay higher wages than other entry-level employment, and do not require significant educational or professional experience.

Planning Code Section 101 Findings

The proposed Amendments to the Planning Code and Zoning Maps 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 Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail. Rather, the proposed Ordinance will increase the number of neighborhood serving retail business and job opportunities in the neighborhood.

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 Ordinance will have no effect on existing housing and will preserve the existing cultural and economic diversity of the neighborhood.

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

The proposed Ordinance would not have an adverse 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 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 Ordinance would not cause displacement of the industrial or service sectors due to office development. Rather, the Ordinance will increase the number of industrial and service sector job and business opportunities for current and future residents.

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.

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 ADOPTS A RECOMMENDATION FOR APPROVAL of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 25, 2025.

A handwritten signature in blue ink, appearing to read 'Jonas P. Ionin'.

Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, So

NOES: None

ABSENT: Moore

ADOPTED: September 25, 2025



PLANNING COMMISSION RESOLUTION NO. 21829

HEARING DATE: SEPTEMBER 25, 2025

Project Address: 749 Toland Street and 2000 McKinnon Avenue (SF Gateway)
Case Number: 2015-012491DVA [Board File No. 250427]
Initiated by: Supervisors Walton, Engardio, Fielder, Chen, Melgar / Introduced April 22, 2025
Existing Zoning: Production, Distribution, and Repair -2 (PDR-2)
65-J Height and Bulk Districts
Proposed Zoning: Production, Distribution, and Repair -2 (PDR-2)
97-X Height and Bulk Districts
San Francisco Gateway Special Use District (SUD)
Cultural District: African American Arts & Cultural District
Block/Lot: 5284A / 008 and 5287 / 002
Project Sponsor/
Property Owner: Prologis, L.P.
Address: Pier 1, Bay 1
City, State: San Francisco, CA 94111
Staff Contacts: Gabriela Pantoja, Senior Planner
Gabriela.Pantoja@sfgov.org, 628-652-7380
Dylan Hamilton, Citywide Planner
Dylan.Hamilton@sfgov.org, 628-652-7478
Elizabeth White, Senior Environmental Planner
Elizabeth.White@sfgov.org, (628) 652-7557
Reviewed by: Joshua Switzky, Deputy Director of Citywide Planning
Joshua.Switzky@sfgov.org, 628-652-7464

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND PROLOGIS, L.P. FOR A CERTAIN REAL PROPERTY LOCATED AT 749 TOLAND STREET, ASSESSOR'S BLOCK 5284A LOT 008, AND 2000 MCKINNON AVENUE, ASSESSOR'S BLOCK 5287 LOT 002, FOR A 20-YEAR INITIAL TERM AND ADOPTING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco; and

WHEREAS, on April 22, 2025, Supervisors Walton, Engardio, Fielder, Chen, and Melgar introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File No. 250426, for (1) Planning Code Amendments to establish the San Francisco Gateway Special Use District ("SUD"), Planning Code Section 249.7,

and (2) Zoning Map Amendments to amend Special Use District Map SU10 and Height and Bulk District Map HT10, for Assessor's Block 5284A Lot 008 and Block 5287 Lot 002; and

WHEREAS, on September 16, 2025, the Board introduced a substitute Ordinance File No. 250426.

WHEREAS, the Planning Code Text and Zoning Map Amendments would enable the development of the San Francisco Gateway Project ("Project") located at 749 Toland Street, Assessor's Block 5284A Lot 008, and 2000 McKinnon Avenue, Assessor's Block 5287 Lot 002 ("Project Site"), an approximately 17 acre-site owned by Prologis, L.P. ("Project Sponsor"); and

WHEREAS, the Project consists of demolishing four existing Production, Distribution, and Repair ("PDR") buildings totaling approximately 448,000 square feet in size and constructing two three-story buildings up to 97 feet in height totaling 1,646,000 gross square feet in size with a mix of uses including up to 1,637,600 square feet of Production, Distribution, and Repair (PDR), Non-Retail Sales and Services, and Automotive Uses as permitted within the PDR-2 Zoning District and SF Gateway Special Use District and approximately 8,400 square feet of Retail Sales and Service Use. Each building will be designed to provide ultimate flexibility for potential future PDR tenants with built-in circulation, ramping, and parking. A total of up to 1,125 off-street parking spaces, 100 Class 1 and 16 Class 2 bicycle parking spaces, and 48 Showers and eight Lockers will be provided throughout the development. The Project is to be developed in two phases, each with one building. Each building will contain up to 563 off-street parking spaces, 50 Class 1 and 8 Class 2 bicycle parking spaces, and 4 showers and 24 lockers. Located within the Bayview neighborhood and bounded by Kirkwood Avenue to the north, Rankin Street to the east, McKinnon Avenue to the south, and Toland Street to the west, the Project will include the construction of streetscape improvements including new paving, ADA ramps, sidewalks, crosswalks, street trees, Class 2 bicycle parking spaces, striped vehicle parking spaces, and passenger and commercial loading spaces; and

WHEREAS, on January 1, 2025, Assembly Bill 98 (2024) became effective statewide, as codified at California Government Code section 65098 et seq. ("AB 98"). AB 98 prescribes statewide design and operational standards for proposed new or expanded developments including "logistics uses," as defined in Government Code section 65098(d), beginning January 1, 2026. The Project is proposed to include logistics uses within the meaning of this legislation, however, Government Code section 65098.1.5 provides that a logistics project that was "subject to a commenced local entitlement process" prior to September 30, 2024 is not subject to AB 98, unless no development activity occurs within five years of entitlement approvals. Additionally, through the Project's design and implementation of the mitigation measures and conditions of approval adopted by the Planning Commission for the Project, the Project substantially satisfies all applicable design and operational criteria set forth in Section 65098.1, including the criteria to qualify as a "Tier 1 21st century warehouse" as defined in Government Code section 65098(g); and

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and Prologis, L.P. negotiated a development agreement for development of the Project Site, a copy of which is attached as Exhibit A (the "Development Agreement"); and

WHEREAS, the Project, as described in the Development Agreement, would provide certain public benefits including the Affordable PDR Program and other small business and PDR support measures, transportation demand management measures that exceed the level otherwise required, street and infrastructure

improvements that exceed what would be otherwise required, a public art program, and workforce and hiring obligations; and

WHEREAS, the Project is anticipated to generate an annual average of approximately 795 construction jobs during construction and, upon completion, approximately 1,980 permanent on-site jobs, approximately \$16 million in development impact fees, approximately \$5.8 million in annual general fund revenues to the City, and an approximately \$7 million annual increase in property taxes; and

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement; and

WHEREAS, the Development Agreement will eliminate uncertainty in the City's land use planning for the Project site and secure orderly development of the Project site consistent with the SUD and DSG; and

WHEREAS, on April 22, 2025, Supervisors Walton, Engardio, Fielder, Chen, and Melgar introduced a proposed Ordinance under Board File No. 250427, for approval of the Development Agreement for the Project; and

WHEREAS, on September 16, 2025, the Board introduced a substitute Ordinance under File No. 250427 and updated Development Agreement for the Project; and

WHEREAS, the Development Agreement shall be executed by the Director of Planning subject to prior approval by the Board; and

WHEREAS, approvals also required for the Project include (1) certification of the Environmental Impact Report pursuant to the California Environmental Quality Act ("CEQA"); (2) adoption of CEQA findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Mitigation Monitoring and Reporting Program ("MMRP"); (3) adoption of Planning Code Text Amendments to establish the San Francisco Gateway Special Use District ("SUD"), Planning Code Section 249.7; (4) adoption of Zoning Map Amendments to amend Special Use District Map SU10 and Height and Bulk District Map HT10, for Assessor's Block 5284A Lot 008 and Block 5287 Lot 002; (5) adoption of a Design Standards and Guidelines Document ("DSG"); and (6) the approval of a Conditional Use Authorization for a Planned Unit Development; and

WHEREAS, on September 25, 2025, the Planning Commission (hereinafter "Commission") reviewed and considered the Final Environmental Impact Report ("FEIR") for the Project and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with CEQA (Cal. Pub. Res. Code Sections 21000 et seq.), the State CEQA Guidelines (Cal. Admin. Code Title 14, Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code by Motion No. 21826; and,

WHEREAS, on September 25, 2025, the Commission by Motion No. 21827 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program ("MMRP"), under Case No. 2015-012491ENV, for

approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein; and

WHEREAS, on September 25, 2025, by Motion No. 21831, the Commission adopted findings regarding the Project's consistency with the General Plan, and Planning Code Section 101.1, including all other approval actions associated with the project therein, which findings are hereby incorporated herein by this reference as if fully set forth; and

WHEREAS, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Development Agreement Ordinance on September 25, 2025; and

WHEREAS, the 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 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Development Agreement; and

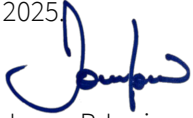
NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board approve the Development Agreement, in substantially the form attached hereto as Exhibit A.

AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Commission and the Planning Director have been substantially satisfied in light of the regular meetings held since approximately 2023, the public informational hearings provided by the Planning Department staff at the Commission, the information contained in the Director's Report regarding the SF Gateway Development Agreement negotiations, and the mailed and published notice issued for the Development Agreement.

AND BE IT FURTHER RESOLVED, that the Commission finds that the Development Agreement is consistent with the General Plan and the eight priority policies in Planning Code section 101.1 for the reasons set forth in Resolution No. 21828, and incorporated herein by reference.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from the San Francisco Municipal Transportation Agency ("SFMTA") Board of Directors, San Francisco Public Utilities Commission ("SFPUC"), and/or the Board, provided that such changes taken as a whole do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 25, 2025.

A handwritten signature in blue ink, appearing to read 'Jonas P. Ionin'.

Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, So

NOES: None

ABSENT: Moore

ADOPTED: September 25, 2025



EXECUTIVE SUMMARY

CONTINUED FROM: MAY 22, JUNE 26, AND SEPTEMBER 11, 2025
HEARING DATE: SEPTEMBER 25, 2025

Record No.: **2015-012491ENV/MAP/PCA/DVA/CWP/CUA [Board File Nos. 250426, 250427]**
Initiated By: Supervisors Walton, Engardio, Fielder, Chen, Melgar / Introduced April 22, 2025
Project Address: **749 Toland Street and 2000 McKinnon Avenue (SF Gateway)**
Zoning: PDR-2 (Core Production, Distribution, and Repair) Zoning District
65-J Height and Bulk District
Cultural District: African American Arts and Cultural District
Block/Lot: 5284A / 008 & 5287 / 002
*Project Sponsor/
Property Owner:* Prologis, L.P.
Pier 1, Bay 1
San Francisco, CA 94111
Staff Contact: Gabriela Pantoja, Senior Planner
(628) 652-7380, gabriela.pantoja@sfgov.org
Elizabeth White, Senior Environmental Planner
(628) 652-7557, elizabeth.white@sfgov.org
Dylan Hamilton, Citywide Planner
(628) 652-7478, Dylan.Hamilton@sfgov.org
*Environmental
Review:* Environmental Impact Report

RECOMMENDATION: Approval with Conditions

Project Description

The proposal consists of demolishing four existing Production, Distribution, and Repair (“PDR”) buildings totaling approximately 448,000 square feet in size and constructing two mixed-commercial and PDR use buildings up to 97 feet in height with a total of approximately 8,400 square feet of Retail Sales and Service Use and up to approximately 1,637,600 gross square feet of PDR Uses. The Project is to be developed in two phases, each with one building. Each building will be designed to provide flexibility for future PDR tenants with built-in circulation and ramping, and contain up to 563 off-street parking spaces, 50 Class 1 and 8 Class 2 bicycle parking spaces, and

4 showers and 24 lockers. At full buildout, the Project will include a total of up to 1,125 off-street parking spaces, 100 Class 1 and 16 Class 2 bicycle parking spaces, and 8 showers and 48 lockers throughout the development.

Located within the Bayview neighborhood and bounded by Kirkwood Avenue to the north, Rankin Street to the east, McKinnon Avenue to the south, and Toland Street to the west, the Project will include the construction of streetscape improvements including new paving, ADA ramps, sidewalks, crosswalks, street trees, Class 2 bicycle parking spaces, striped vehicle parking spaces, and passenger and commercial loading spaces. The proposal will also include the lot line adjustment of existing property lines to dedicate approximately 3.9 acres of property to the City of and align with the proposed private and public right of way street improvements.

Required Commission Action

The following is a summary of actions that the Commission will consider at the hearing, which are required to implement the Project:

1. Certify the Final Environmental Impact Report (“FEIR”) pursuant to the California Environmental Quality Act (“CEQA”).
2. Adopt findings under CEQA Findings, including findings rejecting alternatives as infeasible and adopting a Mitigation Monitoring and Reporting Program (“MMRP”).
3. Recommend that the Board of Supervisors approve the proposed Ordinance, as introduced by Supervisors Shamann Walton, Joel Engardio, Jackie Fielder, Chyanne Chen, and Myrna Melgar, to amend the Planning Code to create the San Francisco Gateway Special Use District (SUD), Planning Code Section 249.7, at 749 Toland Street, Assessor’s Block 5284A, Lot 008 and 20000 McKinnon Avenue, Block 5287, Lot 002 and amend Zoning Maps SU10 to illustrate the San Francisco Gateway SUD and HT10 to change the Height and Bulk Zoning District from 65-J to 97-X.
4. Recommend that the Board of Supervisors approve a Development Agreement between the City and County Of San Francisco and Prologis, L.P.
5. Recommend the Commission adopt the Design Standards and Guidelines document (“DSG”); and
6. Grant a Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 for a Planned Unit Development that would authorize the construction of the Project.

Update

The Project was originally noticed and placed on the May 22, 2025 Planning Commission agenda. Prior to the hearing, the Project was requested to be continued by Supervisor Walton’s office. The Project was continued without being heard to the June 26, 2025 hearing, and thereafter September 11, 2025 hearing. Since the May 22 hearing, Supervisor Walton’s office has been in conversation with the Project Sponsors and community members. The results of these conversations is the proposed revised SUD Ordinance, introduced at the September 16, 2025 Board of Supervisors hearing. The revised SUD language is underlined in the “The Way It Would Be” section below. At the same Board of Supervisors hearing, a revised Development Agreement Ordinance and updated

Development Agreement were introduced. However, note that no substantive changes were made to either document.

Planning Code Text and Zoning Map Amendments

The proposed ordinance will facilitate the development of the San Francisco Gateway Project by amending the Planning Code to create the San Francisco Gateway Special Use District (SUD) at Planning Code Section 249.7, at 749 Toland Street, Assessor's Block 5284A, Lot 008 and 20000 McKinnon Avenue, Block 5287, Lot 002 and amend Zoning Maps SU10 to illustrate the San Francisco Gateway SUD and HT10 to change the Height and Bulk Zoning District from 65-J to 97-X. To facilitate the development, the San Francisco Gateway SUD outlines permitted land uses, development controls, building standards including the San Francisco Gateway Design Standards and Guidelines ("DSG"), and review procedures.

The Way It Is Now:	The Way It Would Be:
749 Toland Street, Assessor's Block 5284A, Lot 008, and 20000 McKinnon Avenue, Block 5287, Lot 002, are located within the PDR-2 (Core Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.	749 Toland Street, Assessor's Block 5284A, Lot 008, and 20000 McKinnon Avenue, Block 5287, Lot 002, are located within the PDR-2 (Core Production, Distribution, and Repair) Zoning District, San Francisco Gateway Special Use District (SUD), and 97-X Height and Bulk District. Special Use District Map SU10 will illustrate the San Francisco Gateway SUD and Height and Bulk Map HT10 will illustrate 97-X for the Project Site, 749 Toland Street, Assessor's Block 5284A, Lot 008, and 20000 McKinnon Avenue, Block 5287, Lot 002.
	<p>The San Francisco Gateway SUD will:</p> <ul style="list-style-type: none"> • Require a Conditional Use Authorization for a Planned Unit Development for the construction of new buildings within the SUD. • Principally permit Private Parking Garage. • Principally permit Parcel Delivery Services <u>up to 225,000 Occupied Floor Area and permitted as accessory use to any principal use within the SUD. Conditionally permits Parcel Delivery Services over 225,000 Occupied Floor Area within the SUD.</u> • Limit the amount of Retail Sales and Service Uses to 8,500 square feet of Occupied Floor Area and eliminate the applicability of use limits for said Uses under Section 210.3A. • Limit the amount of off-street parking to not exceed a maximum of 1.5 spaces per 200 square feet of Gross Floor Area for all Retail Sales and Services uses, and a maximum of 1 space per 1,500 square feet of Gross Floor Area for all other

	<p>uses.</p> <ul style="list-style-type: none">• Permit the following features to be considered building height exemptions along with those listed in Section 260(b):<ul style="list-style-type: none">◦ Solar array and electric vehicle (EV) charging infrastructure no greater than 20 feet in height and with no limitations on horizontal area;◦ Vehicle parking and circulation with additional without additional structures or equipment other than trellises or similar overhead screening for such vehicles with a maximum height of 20 feet and no limitations on the horizontal area;◦ Vertical screening for vehicle parking and circulation with a maximum height of 8 feet and no limitations on the horizontal area; and◦ Awnings or other covering elements projecting from stair or elevator penthouses with a maximum height of 12 feet and a maximum horizontal area of 100 square feet per building entrance.• Eliminate the applicability of Section 138.1, Streetscape and Pedestrian Improvements. Instead defer to the Development Agreements' Streetscape and Pedestrian Improvements Exhibit.• Eliminate the applicability of Section 169, Transportation Demand Management. Instead defer to the Development Agreements' Transportation Demand Management Exhibit.• Outline the design review process for the development including confirming compliance with the San Francisco Gateway SUD, Development Agreement, Design Standards and Guidelines, and Conditional Use Authorization for Planned Unit Development. A design review application may be submitted and thereafter reviewed and acted on by either the Planning Director or Planning Commission (as defined in the SUD).
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Design Standards and Guidelines

The Design Standards and Guidelines (“DSG”) provides a framework for the future development of the SF Gateway Project and implementation of the SF Gateway Special Use District (“SUD”). The DSG establishes the design intent and prescribes design controls to direct development. Key elements of the design framework are outlined below.

- *Land Use.* To activate select street frontages, standards articulate the location of PDR “maker space” and Retail Uses and define minimum street frontage and size of the PDR “maker space”. PDR “maker space” includes small scale PDR tenants that focus on Light Manufacturing, Trade Shops, Agricultural and Beverage Processing 1, Catering, and Arts Activities Uses.
- *Pedestrian-Oriented Street Frontages.* To create pedestrian-oriented street frontages, standards articulate building setbacks at the ground floor and minimum translucency and transparency at the ground floor with respect to the types of land use. In addition, standards provide the minimum size and height of awnings, and the location and number of pedestrian entry points, vehicle access points, and curb cuts.
- *Articulation.* To provide variation, interest, and articulation of the Project's form, standards provide minimum requirements for the modulation of the buildings' massing and facade elements. Additional guidelines provide parameters for color, patterning, and variation of the roofline.
- *Screening.* To integrate the Project's unique vehicle circulation into the buildings' design, standards articulate the location, height, and openness of exterior screening elements.

Development Agreement

The Development Agreement (DA) contract between the City and County and Prologis, L.P. vests to the developer a master entitlement to construct the project in exchange for public benefit obligations above and beyond those provided by typical code-compliant projects. The DA “runs with the land” for an initial term of 20 years (i.e. transfers to any new parties, in the event the current owner sells all or part of the land, including future HOAs). Among other things, the DA gives the master developer the right to develop the Project in accordance with the DA, requires certain public benefits, describes the application of existing and future City laws, and establishes fees and exactions. Key provisions of the DA include:

- *Affordable PDR Program.* At full buildout, the Project will provide, at minimum, 20,000 square feet of rental space for PDR “makers space” and support affordable lease terms and improvements for the first 60 months of occupancy of any PDR Maker tenant.
- *Funding for small business, education, and art in the Bayview.* The developer will provide \$750,000 dollars in funding for grants and other programs to support small and local business organizations to be distributed under OEWD's Community Economic Development division (“CED”), \$5,000,000 dollars in funding to the SF “Market Zone” to support street and infrastructure improvements and capital improvements for a critical PDR neighborhood in the City, \$300,000 dollars in funding to support new and/or expand existing education programs for schools in the area, \$350,000 dollars in funding to increase access to child care services in the area, and \$250,000 dollars in funding for art installation at the Project

Site.

- *Healthy Food Retailer.* The developer will offer tenant space within the Project for a retail tenant that meets the Planning Code definition of a Healthy Food Retailer from the area.
- *Transportation Demand Management.* The developer will implement a Transportation Demand Management (TDM) plan that provides measures that total at minimum 12 points but increase by 6 points based on the amount of off-street parking provided at the Project Site. Amongst the measures are: bicycle parking, repair shops, and maintenance services, delivery support services, multi-modal wayfinding signage, and real-time transportation displays.
- *Street and Infrastructure Improvements.* The developer will construct street and utility improvements to the area adjacent to the Project Site to the City's standards.
- *Workforce Obligations.* The developer will provide over \$1,000,000 dollars in support for construction and operational workforce training programs and will execute First Source Hiring Agreements for both construction activities and end-use jobs created by future tenants in the buildings, and Local Hire goals for construction jobs in the public realm.
- *Sustainability and Resilience Measures.* The developer will provide \$100,000 dollars in funding to support programs that improve environmental conditions in the area and implement a sustainability and resilience plan for the development that reduces the Project's carbon footprint.

In conjunction with the DA, other City agencies retain a role in reviewing and issuing later approvals for the Project (for example, subdivision of the site and construction of infrastructure and other public facilities), as memorialized in the DA and other implementing documents. It is also proposed as part of approval of the DA that the City will consent to waive or modify certain procedures and requirements under existing Codes in consideration of alternative provisions in the DA.

Environmental Review

On August 2, 2023, the Department published the San Francisco Gateway Project- 749 Toland Street and 2000 McKinnon Avenue Draft Environmental Impact Report ("DEIR") for public review (Case No. 2015-012491ENV). The DEIR was available for public comment until October 16, 2023. On September 7, 2023, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On May 7, 2025, the Department published a Responses to Comments ("RTC") document, responding to comments made regarding the DEIR prepared for the Project. On May 22, 2025, the Commission will consider certification of the Final Environmental Impact Report ("FEIR") for the Project, and will determine if it is adequate, accurate and complete. In addition, on May 22, 2025, the Commission must adopt the CEQA Findings for the FEIR, prior to the approval of the Project (See Case No. 2015-012491ENV/MAP/PCA/DVA/CWP/CUA).

The full environmental review file (including Responses to Comments) can be found here.

[Environmental Review Documents | SF Planning](#)

Recommendation

The Department recommends that the Commission recommend to the Board of Supervisors approval of the proposed Ordinance for Planning Code Text and Zoning Map Amendments and the proposed Ordinance for a Development Agreement between the City and County of San Francisco and Prologis, L.P., and adopt the attached Draft Resolutions to that effect.

The Department recommends that the Commission adopt findings under CEQA, including findings rejecting alternatives as infeasible and a Mitigation Monitoring and Reporting Program (“MMRP”), adopt the San Francisco Gateway Design Standards and Guidelines document, and approve the request for Conditional Use Authorization for a Planned Unit Development.

Basis for Recommendation

- The Project is, on balance, consistent with the Goals, Policies, and Objectives of the General Plan and Bayview Hunters Point Area Plan.
- The Project will construct approximately 8,400 square feet of Retail and over 1.6 million square feet of PDR space within an already predominately commercial and industrial neighborhood near major highways and create local business and job opportunities for both skilled and unskilled workers.
- The Project will implement a Transportation Demand Management (TDM) plan and facilitate streetscape improvements that include new sidewalks, paved streets, ADA ramps, crosswalks, street trees, commercial and passenger loading zones, and Class 1 and 2 bicycle parking spaces for improved pedestrian and vehicle conditions.
- The Project’s Development Agreement will provide substantial public benefits to the area including providing educational and art resources for the residents, providing affordable opportunities for local businesses, providing improvements to the streetscape and infrastructure (i.e. public transportation), and providing funding for job training and job opportunities for local residents during and after the Project’s construction.

Attachments

Draft Motion – Adopting CEQA Findings and MMRP

Attachment A – CEQA Findings

Attachment B – MMRP

Draft Resolution – Planning Code Text and Zoning Map Amendments and Draft Ordinance

Draft Resolution – Development Agreement and Draft Ordinance

Exhibit A – Draft Development Agreement

Draft Motion – Design Standards and Guidelines Document

Exhibit B – Design Standards and Guidelines Document

Draft Motion – Conditional Use Authorization Exhibit C – Conditions of Approval

Exhibit D – Plans

Exhibit E– MMRP

Exhibit F – Maps and Context Photos

Exhibit G– Land Use Table

Exhibit H – Project Sponsor Brief
Exhibit I – First Source Hiring Affidavit