



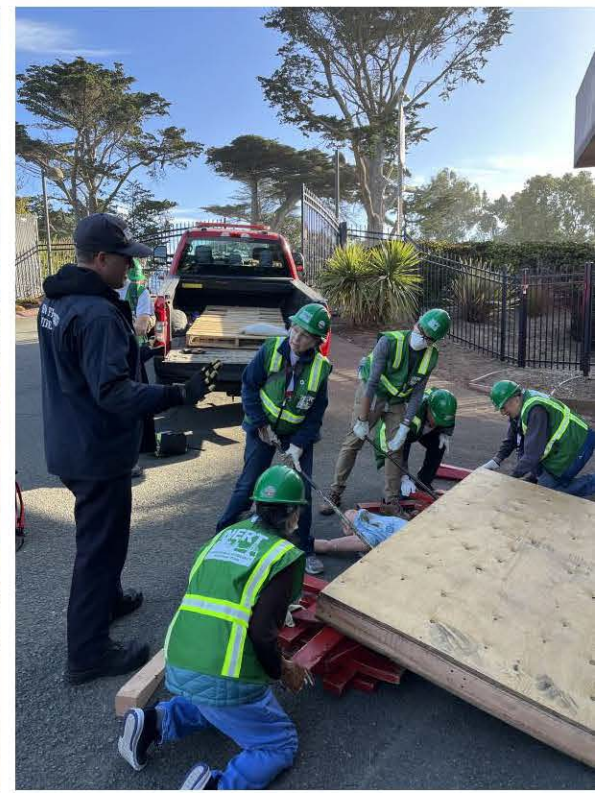
LAND USE & TRANSPORTATION COMMITTEE MEETING

DECEMBER 8, 2025

SFFD DIVISION OF TRAINING – STREET VACATIONS & ZONING/BULK-HEIGHT CHANGES

SFFD Division of Training

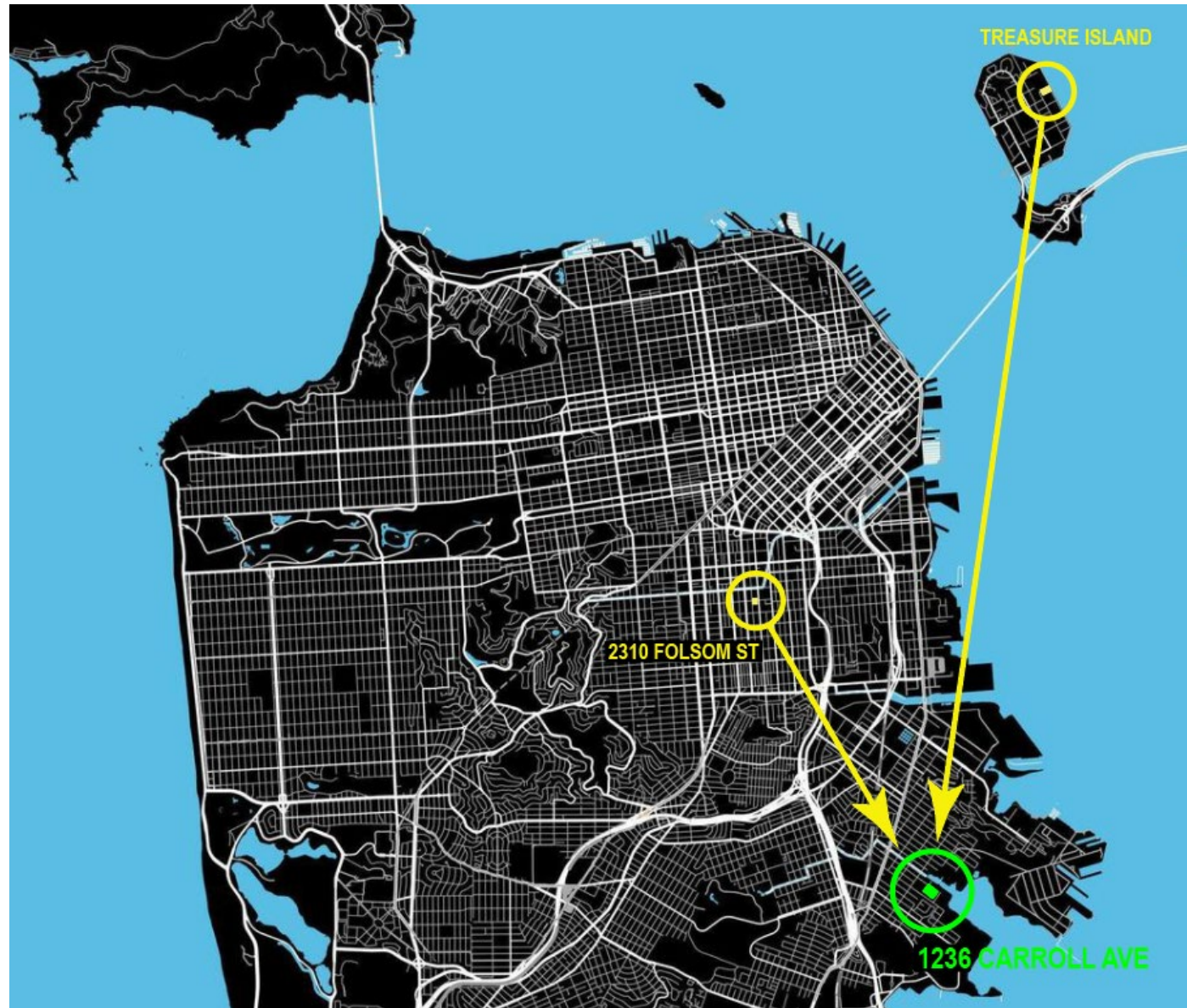
Importance of Project



SFFD Division of Training

Project Overview

Project Overview - Consolidation of Existing SFFD Training Facilities

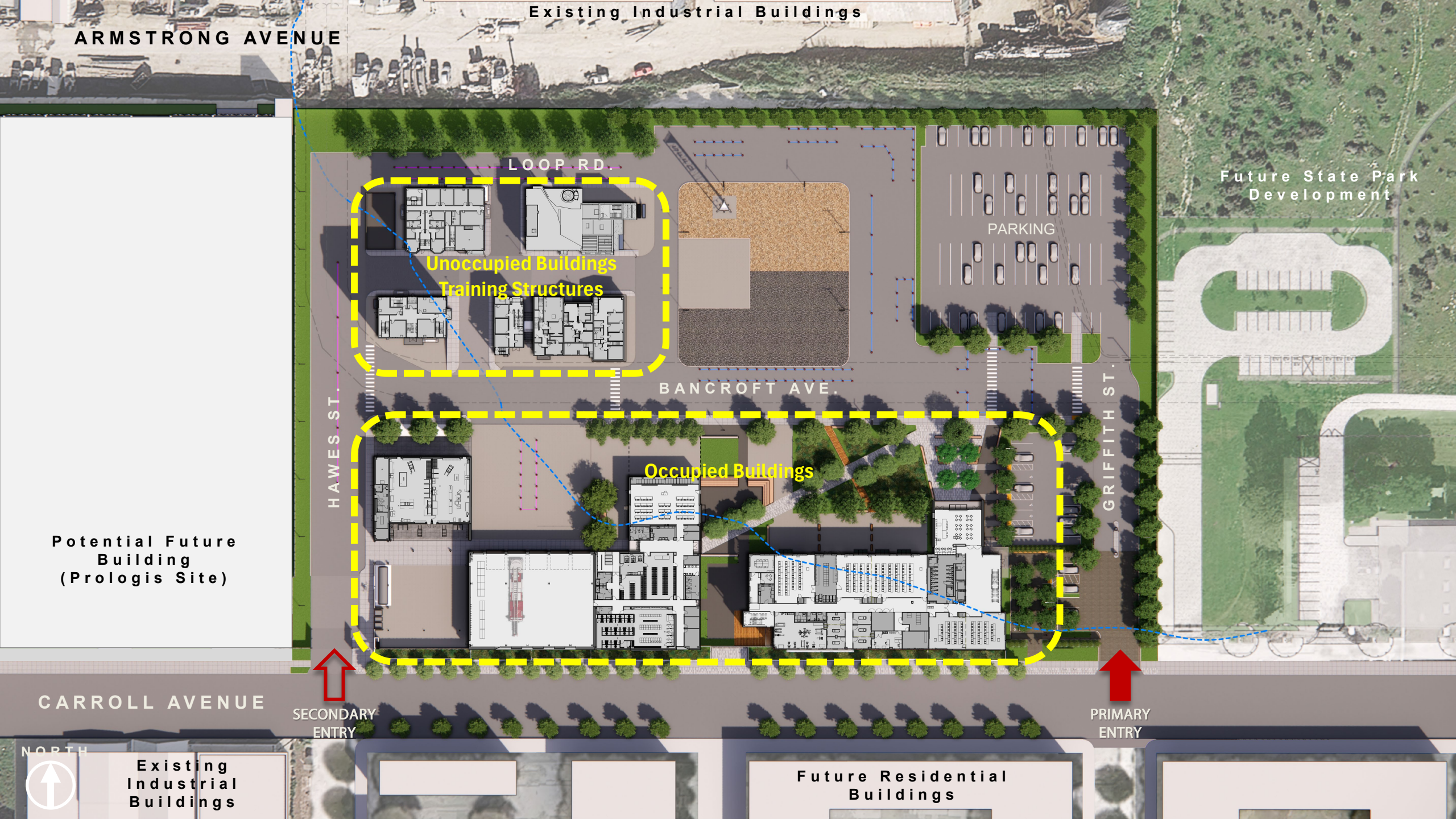


Project Overview - Location



Project Overview – Adjacencies & Planned Developments





ARMSTRONG AVENUE

Existing Industrial Buildings

LOOP RD

Unoccupied Buildings
Training Structures

PARKING

Future State Park
Development

BANCROFT AVE.

Occupied Buildings

HAWES ST.

GRIFFITH ST.

Potential Future
Building
(Prologis Site)

CARROLL AVENUE

SECONDARY
ENTRY

PRIMARY
ENTRY

NORTH

Existing
Industrial
Buildings

Future Residential
Buildings









1200 SAN FRANCISCO FIRE DEPARTMENT
DIVISION OF TRAINING



SFFD Division of Training

Legislation Overview

Site Components – Legislation Overview (2 items)



①

②

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Street Vacations

Street Vacations – 3 “Paper Streets” (never built)



Street Vacations - Large Drop Offs on West (Prologis) & North (Armstrong)



Street Vacations - Large Drop Offs on West (Prologis) & North (Armstrong)



Street Vacations – Existing Utilities (PG&E & SFPUC)



Existing Utilities

PG&E – Overhead Power Lines (on Hawes St.)

- Easement language incorporated into Street Vacation Ordinance

SFPUC – Box Sewer & Sewer Main (under Bancroft Ave, Griffith St & Hawes St)

- Memorandum of Understanding between SFPUC & SFFD

Adjacent Landowners

California State Parks (east of site – adjacent to Griffith Street)

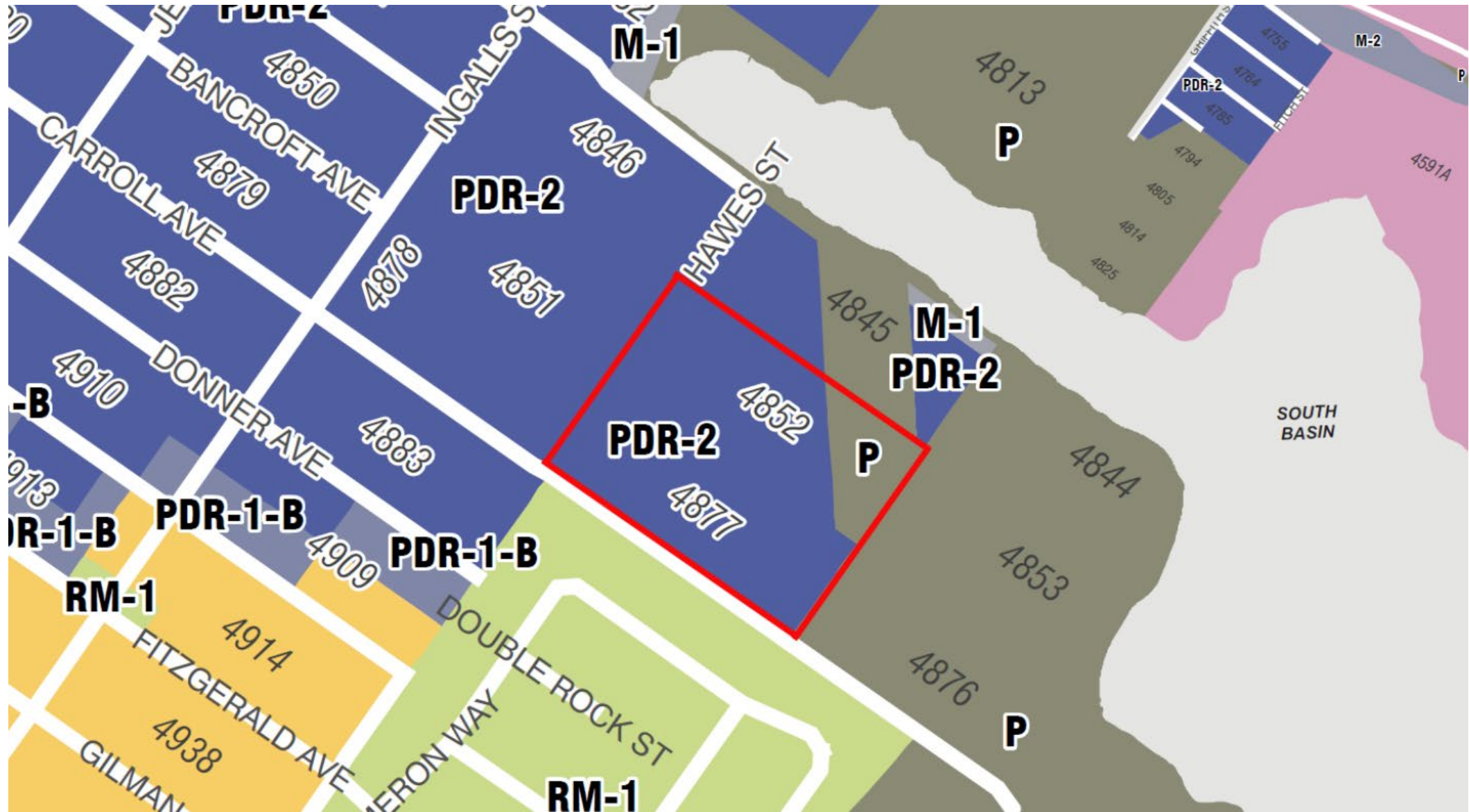
- Letter of Support for Street Vacation received on 11/21/2023

Prologis / Palmtree Aquisitions (west of site – adjacent to Hawes Street)

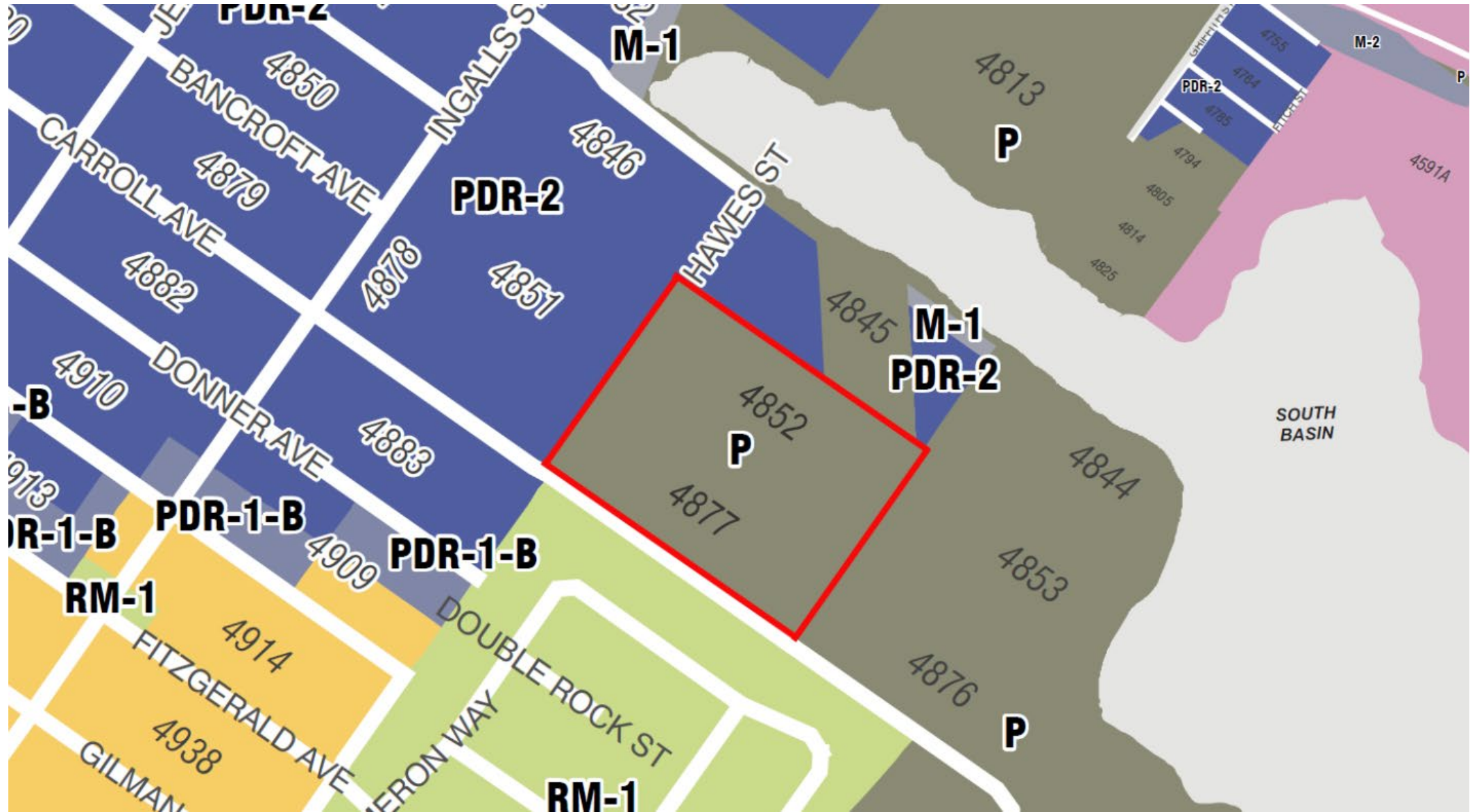
- Letter of Support for Street Vacation received on 12/14/2023

SFFD Division of Training
Planning Code Map Amendments
(Zoning Change & Bulk-Height Change)

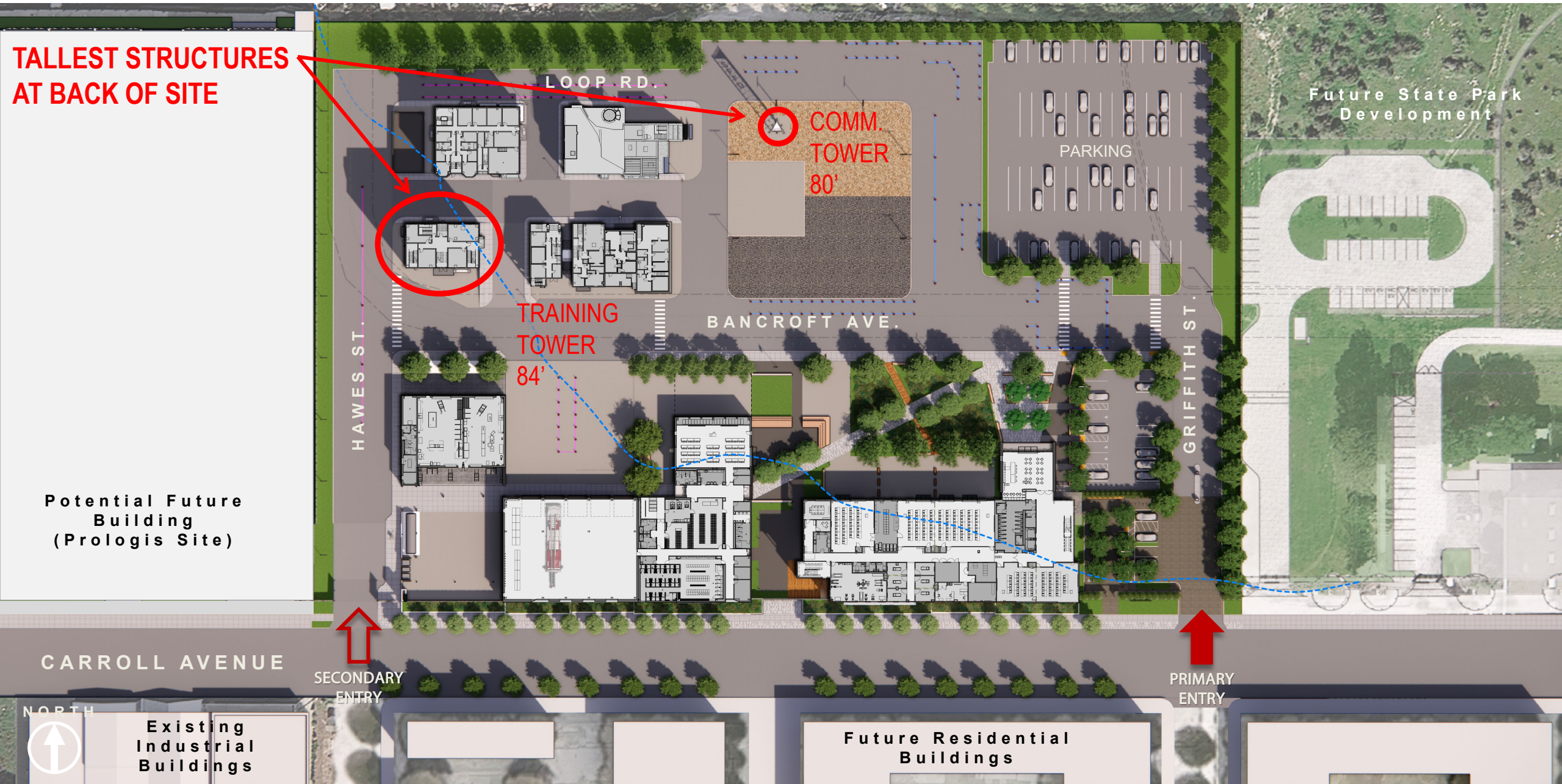
Zoning Existing - Production Distribution and Repair (PDR-2) & Public (P)



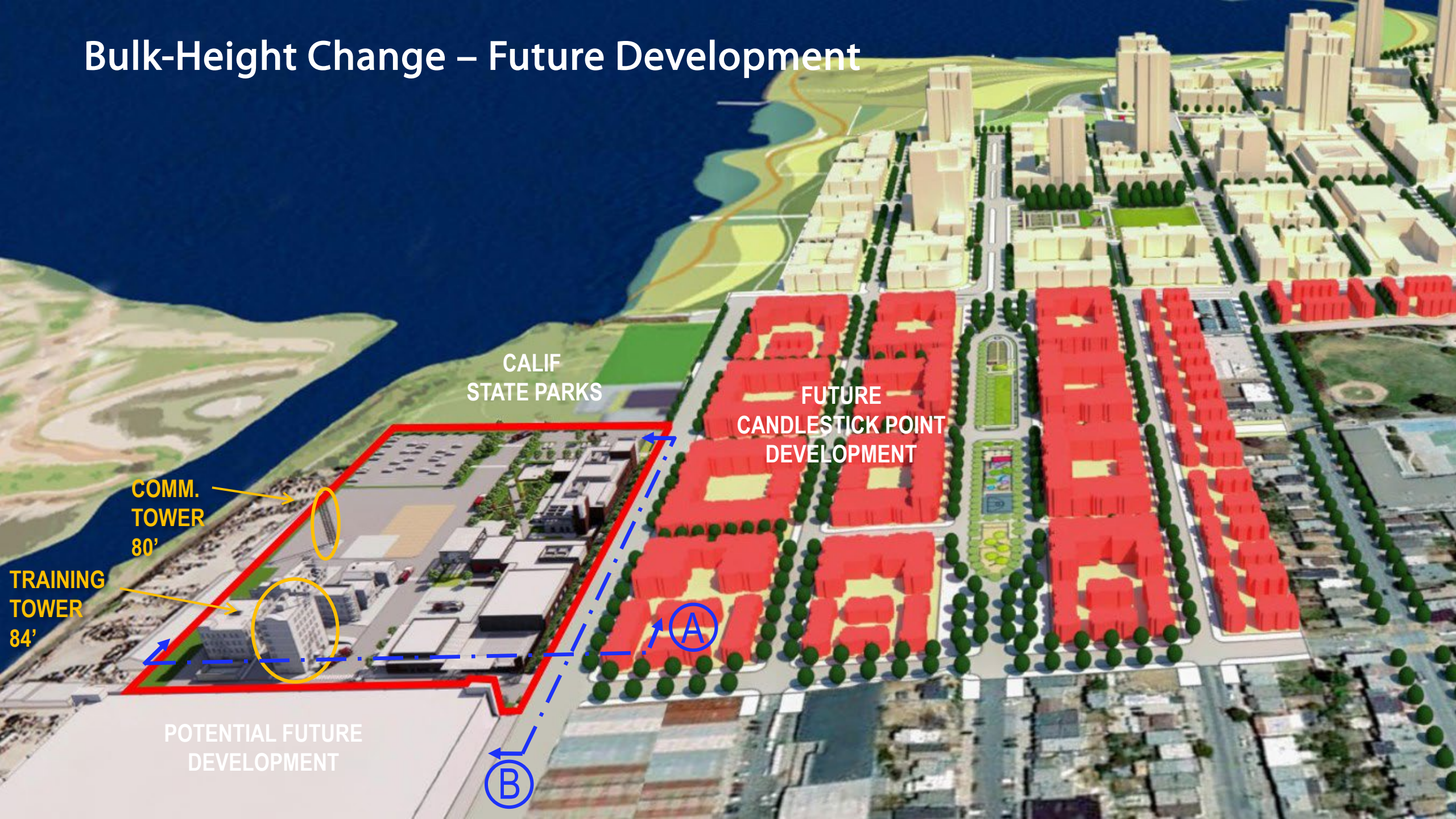
Zoning Proposed - All Public (P)



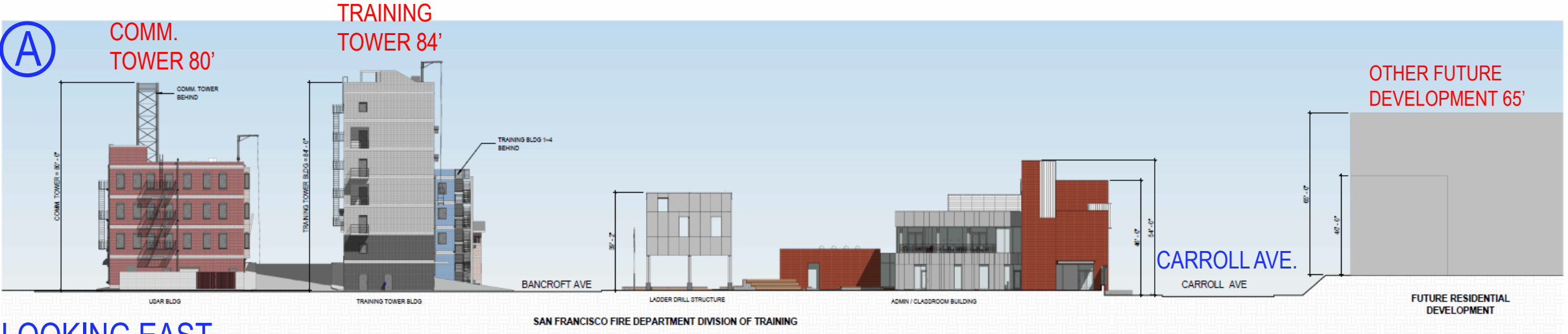
Bulk-Height Change Proposed (40/X to 90/X) – for Tall Training Structures



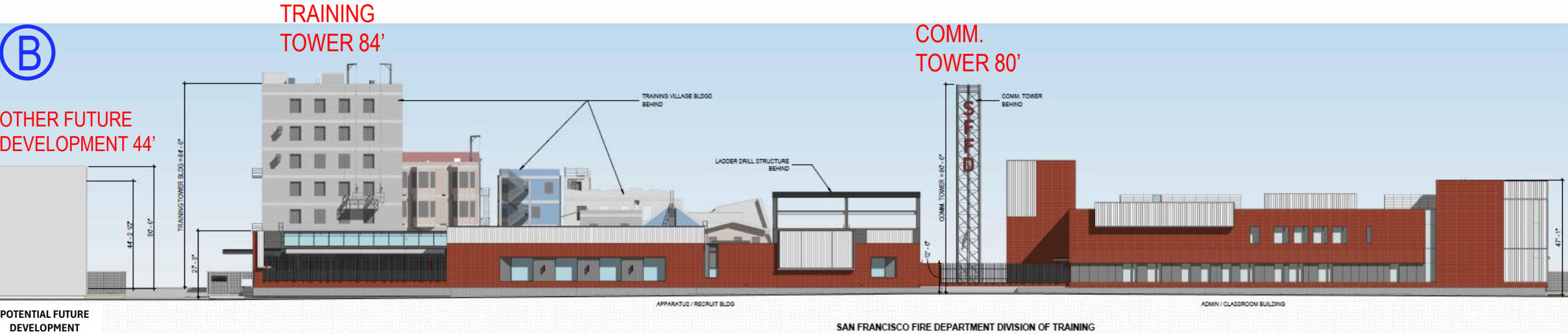
Bulk-Height Change – Future Development



Bulk-Height Change – from 40-X to 90-X for Tall Training Structures



LOOKING EAST
BUILDING HEIGHT COMPARISON NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"



LOOKING NORTH
BUILDING HEIGHT COMPARISON EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



Community Outreach

1) Bayview Hunters Point Citizen Advisory Committee	5/1/24
2) Bayview Hill Neighborhood Association	6/3/24
3) True Hope Church – Dr. Arelious Walker	6/12/24
4) Alice Griffith Tenants Association/Council	7/1/24
5) Bayview Hill Neighborhood Association	5/5/25
6) Bayview Hunters Point Citizen Advisory Committee *	8/20/25
7) SF Hyper Local Building Trade Contractor Collective	9/9/25
8) SF Hyper Local Building Trade Contractor Collective	9/23/25
9) SF Hyper Local Building Trade Contractor Collective	10/7/25
10) Bayview Hunters Point Citizen Advisory Committee	10/15/25

* On 8/20/25, Bayview Hunters Point CAC voted unanimously to recommend the Planning Commission approve the Planning Code Map Amendments

Summary of Legislation

1) Street Vacations

- a. Bancroft Avenue – from Hawes Street to Griffith Street
- b. Hawes Street – from Carroll Avenue to Armstrong Avenue
- c. Griffith Street – from Carroll Avenue to Armstrong Avenue

2) Planning Code Map Amendments *

- a. Zoning Change – from Production Distribution and Repair to Public
- b. Bulk-Height Change – from 40-X to 90-X

* Planning Commission recommended approval of the Amendments (zoning and bulk/height changes) at their 10/16/25 meeting

SFFD Division of Training

Thank You

Questions?