

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: File No. 251116 — Request for Amendments to Interim Controls for Laboratory Uses
Date: Monday, December 15, 2025 1:19:13 PM
Attachments: [Request for Amendments to Interim Controls.pdf](#)

Hello,

Please see below and attached for communication from the Dogpatch Neighborhood Association regarding File No. 251116, which is Item No. 5 on today's Land Use and Transportation Committee meeting agenda.

File No. 251116: Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses in the PDR-1-G (Production, Distribution, and Repair) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7. (Fielder, Walton)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Michael Berkowitz <president@dogpatchna.org>
Sent: Friday, December 12, 2025 2:04 PM
To: Chan, Connie (BOS) <connie.chan@sfgov.org>; Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Wong, Alan (BOS) <alan.wong@sfgov.org>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Cc: Burch, Percy (BOS) <percy.burch@sfgov.org>
Subject: Re: File No. 251116 — Request for Amendments to Interim Controls for Laboratory Uses

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

Dear Supervisors,

Please find attached a letter requesting amendments to Interim Controls for Laboratory Uses - **File No. 251116**. Please do not hesitate to reach out if you have any questions.

Kind regards,

Michael

Michael Berkowitz, President

Dogpatch Neighborhood Association

e. info@dogpatchna.org w. www.dogpatchna.org

a. 1278 Minnesota Street | San Francisco CA 94107

p. 917-660-0449





Re: File No. 251116 — Request for Amendments to Interim Controls for Laboratory Uses

Dear President Mandelman and Members of the Board,

The Dogpatch Neighborhood Association (DNA) supports the City's goal of preserving PDR uses and the blue-collar jobs they sustain. We appreciate that the legislation proposing interim zoning controls for laboratory uses applies to PDR-1G districts citywide, including those within District 10.

We are writing to respectfully request amendments to ensure the legislation functions effectively and equitably across District 10's industrial landscape. As drafted, the legislation does not apply to PDR-2 or UMU districts, even though:

- District 10 contains a large concentration of PDR-2 as well as PDR-1G, particularly in the Bayview, supporting long-standing industrial businesses and accessible employment; and
- Dogpatch and Potrero include a number of underdeveloped UMU parcels that are already experiencing redevelopment pressure and are highly vulnerable to laboratory and R&D conversion if new controls apply only to PDR-1G.

Without extending protections to PDR-2 and UMU, laboratory demand will simply shift into these adjacent areas, transferring displacement pressure rather than addressing it comprehensively.

We also see this as an opportunity to begin a more substantive discussion about where innovative industries should be appropriately located. San Francisco will continue to attract emerging sectors, and more comprehensive planning can better support both job-producing PDR businesses and innovation-oriented enterprises in the long term.

For these reasons, we respectfully ask the Board to amend the legislation to:

- **Include PDR-2 and UMU districts, to prevent unintended relocation of laboratory uses into vulnerable District 10 areas;**
- **Acknowledge District 10's outsized share of industrial land and job-producing uses; and**
- **Align the ordinance with its stated goals, which recognize citywide pressures on industrial land and the need to protect jobs accessible to those without four-year degrees.**

Dogpatch has long supported the City's industrial base while balancing mixed-use growth. We support the intent of this legislation and hope the Board will strengthen it so that it applies comprehensively, equitably, and effectively. As a reference, please see the zoning map on the following page.

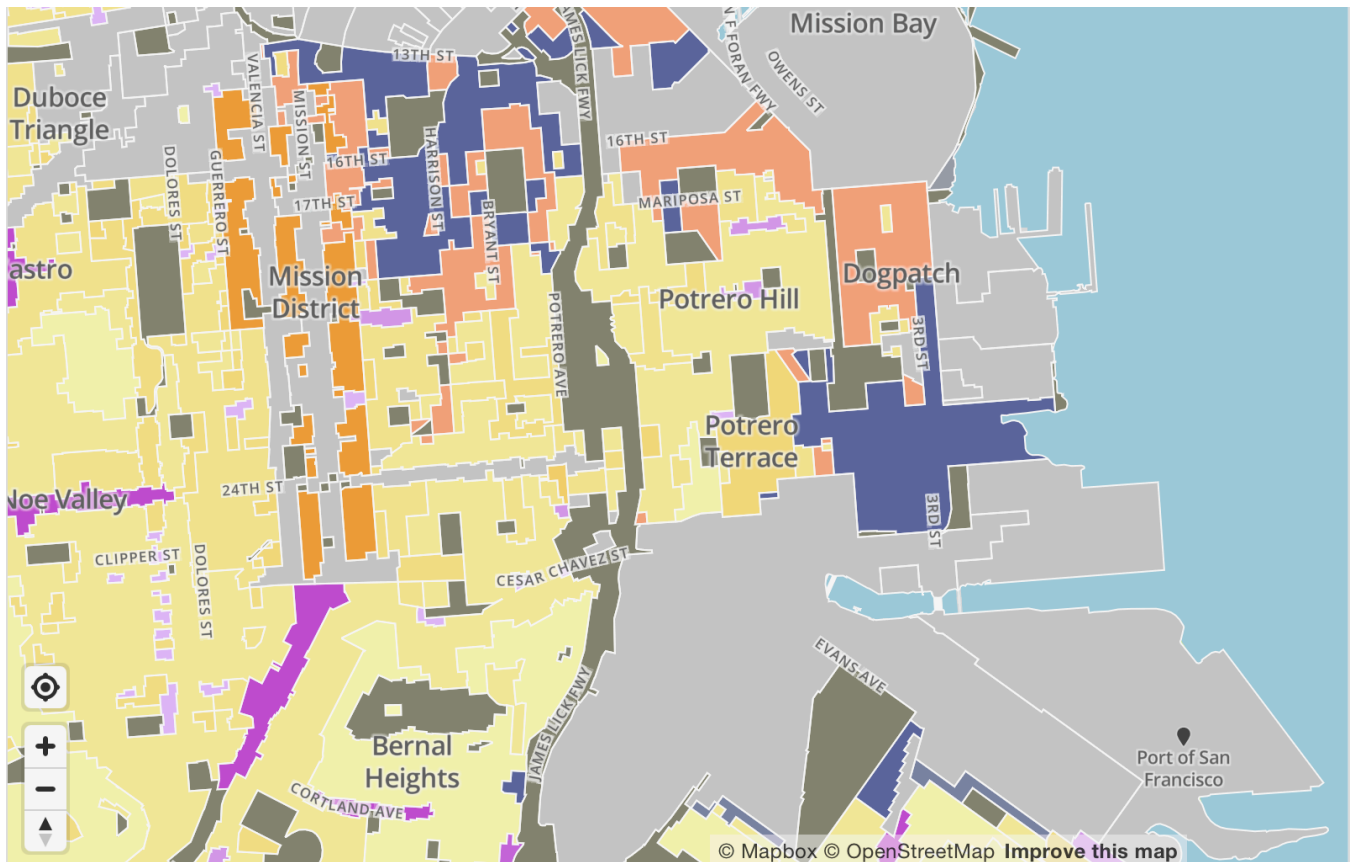
Thank you for your consideration.

Sincerely,

Michael Berkowitz

Michael Berkowitz - President
Dogpatch Neighborhood Association
On behalf of the Executive Committee

Zoning Map-Zoning Districts 9 & 10



Orange is UMU

Blue is PDR 1-G

Grey in northern Bayview is PDR-2

From: [Erick Arguello](#)
To: [Carroll, John \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [FielderStaff](#)
Subject: PDR-1-G Interim Controls (Resolution#251116)
Date: Monday, December 15, 2025 11:02:13 AM
Attachments: [Support Letter 2025-12-15 103740.pdf](#)

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

Calle 24's mission is to preserve, enhance and advocate for Latino cultural continuity, vitality, and community in San Francisco's touchstone Latino Cultural District and the greater Mission neighborhood.

We ask you to please support moving the PDR-1-G interim controls (resolution #251116) forward to the full Board when it comes before your committee today.

Please see the letter attached.

In solidarity,

Erick

--

Erick Arguello
Founder, Council President
Calle 24 Latino Cultural District
3250 24th St.
San Francisco, Ca 94110
www.calle24sf.org





December 15, 202

Calle 24 Latino Cultural District
3250 24th St.
San Francisco, Ca. 94110

Dear Chair Melgar and committee members:

Calle 24's mission is to preserve, enhance and advocate for Latino cultural continuity, vitality, and community in San Francisco's touchstone Latino Cultural District and the greater Mission neighborhood.

We ask you to please support moving the PDR-1-G interim controls (resolution #251116) forward to the full Board when it comes before your committee on 12/15/25.

This legislation would provide a much-needed layer of review for certain new lab space proposals in industrial zoning PDR-1-G. It also instructs the Planning Department to study the use of these spaces so we can get a better idea of how they are currently being used. This is an important step, given the recent influx of high-tech businesses such as AI and autonomous uses into these areas, and the lack of a recent study about these important blue-collar spaces.

This increased review should help us assist blue-collar workers in the Bayview, Mission, and Western SOMA retain important jobs in these spaces, which often pay better than retail and don't require advanced education. Instituting this increased review seems like a wise step given the large-scale displacement of low-income residents from these neighborhoods in the past several decades.

We also agree with the growing consensus that there are likely safer and more constructive spaces for these clean tech uses such as incentivizing use of under-unoccupied buildings in the downtown area, Mission Bay, and other parts of the city.

Sincerely,

A handwritten signature in black ink, appearing to read "Erick Arguello", is written over the word "Sincerely,".

Erick Arguello
President, Founder
Calle 24 Latino Cultural District

3250 24th St. San Francisco Ca. 94110 www.calle24sf.org

From: [Carlos Solórzano-Cuadra](#)
To: [Carroll, John \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#)
Cc: [ErickCalle24](#)
Subject: PDR-1-G interim controls (resolution #251116)
Date: Friday, December 12, 2025 1:25:54 PM
Attachments: [Dear Chair Melgar and committee members PDR-1-G.pdf](#)

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

MEMBERS OF THE COMMITTEE

EXECUTIVE BOARD

Carlos Solórzano-Cuadra
CEO
Multi Visión Latina, LLC
Business Consulting & PR

Frank A. Ayala
Chairman of the Board
Ayala Realty & Investments

Randy Olson-Gallegos
Secretary
Olson Consulting

A. Raúl Hernández
CFO/Treasurer
Hood & Strong, LLC

Victor Reyes-Umana
Past Chairman of the Board
Bodega del Sur Winery

DIRECTORS

Martha Vaughan
Ayala Realty & Investments
Medicare For Seniors
Broker

Miriam Chaname
MC Tax Services

Antonio Lau
InovaNow
IT & Web Services

Manuel Cosme Jr.
Payroll Partners, Inc.
Legislative Committee
Chair

Alex Maltez
Bay Area Homes

ADVISORS

Eric Maldonado
Redwood Credit Union

Luis Cardozo
Balalal, Inc.

Gabriela Sapp, MBA
Equitable Growth Solutions

Sandra Beaton
Beaton Global Connections

Roberto Barragán
CCEDA

Manuel Rosales
USHYE

Karla García
Bris's Creations
CEIWY

Oscar Zavaleta
The Montez Group

Tahjar Roamartinez
Cyber Warfighters Group



December 12th, 2025

Dear Chair Melgar and Members of the Committee,

On behalf of the Hispanic Chambers of Commerce of San Francisco (HCCSF), the Latin American & Caribbean Chamber of Commerce (LATACRCC), and the small businesses members it represents.

The Hispanic Chambers of Commerce of San Francisco respectfully urges you to support moving the PDR-1-G Interim controls (Resolution No. 251116) forward to the full Board when it comes before your committee on December 15, 2025. This measure will add an important layer of review for certain new lab space proposals in PDR-1-G industrial zoning and will help ensure that these spaces continue to serve the needs of working-class communities.

The legislation also directs the Planning Department to conduct a study of how these spaces are currently used so policymakers and the public can better understand the impacts of new high-tech uses, including AI and autonomous technologies, on historically blue-collar industrial areas. This kind of data-driven review is especially important given the recent influx of clean tech and high-tech companies into these districts and the absence of an updated study of these critical production, distribution, and repair spaces.

Increased review will help protect and retain blue-collar jobs in neighborhoods such as Bayview, the Mission, and Western SoMa, where many residents depend on industrial and trade work that often pays better than retail and typically does not require advanced education. Taking this careful, interim step is prudent in light of the large-scale displacement of low-income residents from these communities over the past several decades.

The Hispanic Chambers of Commerce of San Francisco also supports the growing view that there are more appropriate, higher-opportunity locations for clean tech and high-tech lab uses, including under-occupied buildings in the downtown core, Mission Bay, and other parts of the city better suited for intensive office and lab activity. Redirecting such uses to those areas can strengthen the city's broader economic strategy while preserving industrial lands and blue-collar employment opportunities in PDR-1-G zones.

Thank you for your consideration and for your ongoing work on behalf of San Francisco's diverse communities and small business owners. The Hispanic Chambers of Commerce of San Francisco stands ready to collaborate as this important policy moves forward.

Sincerely,

Carlos Solórzano-Cuadra

CEO
Hispanic Chambers of Commerce Of San Francisco (HCCSF)
Direct: 415-259-1498
E mail: carlos@hccsf.com
cc: HCCSF Board of Directors

3597 Mission Street ♦ San Francisco ♦ CA ♦ 94110
415-735-6120 ♦ 415-259-1498
E-mail info@hccsf.com ♦ www.hccsf.com

Carlos Solórzano-Cuadra

CEO

Hispanic Chambers of Commerce of San Francisco

Past CHCC Northern Region Chair

Director of International Business Development

Canada-Mexico-U.S.-Mexico International Chamber of Commerce

Member, USHCC

Office 415.735.6120

Cell 415.259.1498

Carlos@hccsf.com

<https://hccsf.com/>

[@Hispanicccsf](#)

[@hispanichccsfusa1](#)



“This e-mail and any files transmitted with it are the property of the Hispanic Chambers of Commerce of San Francisco and their affiliate Chambers, and are confidential, and intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient (s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. Thank you for your cooperation.”

 Please consider the environment before printing this email

EXECUTIVE BOARD

Carlos Solórzano-Cuadra
CEO
Multi Visión Latina, LLC
Business Consulting & PR

Frank A. Ayala
Chairman of the Board
Ayala Realty & Investments

Randy Olson-Gallegos
Secretary
Olson Consulting

A. Raúl Hernández
CFO/Treasurer
Hood & Strong, LLC

Victor Reyes-Umana
Past Chairman of the Board
Bodega del Sur Winery

DIRECTORS

Martha Vaughan
Ayala Realty & Investments
Medicare For Seniors
Broker

Miriam Chaname
MC Tax Services

Antonio Lau
InovaNow
IT & Web Services

Manuel Cosme Jr.
Payroll Partners, Inc.
Legislative Committee
Chair

Alex Maltez
Bay Area Homes

ADVISORS

Eric Maldonado
Redwood Credit Union

Luis Cardozo
Balalai, Inc.

Gabriela Sapp, MBA
Equitable Growth Solutions

Sandra Beaton
Beaton Global Connections

Roberto Barragán
CCEDA

Manuel Rosales
USHYE

Karla Garcia
Bris's Creations
CEIWY

Oscar Zavaleta
The Montez Group

Tahjar Roarmartinez
Cyber Warfighters Group



Hispanic Chambers of Commerce of San Francisco
Cámaras de Comercio Hispanas de San Francisco



December 12th, 2025

Dear Chair Melgar and Members of the Committee,

On behalf of the Hispanic Chambers of Commerce of San Francisco (HCCSF), the Latin American & Caribbean Chamber of Commerce (LATACRCC), and the small businesses members it represents.

The Hispanic Chambers of Commerce of San Francisco respectfully urges you to support moving the PDR-1-G interim controls (Resolution No. 251116) forward to the full Board when it comes before your committee on December 15, 2025. This measure will add an important layer of review for certain new lab space proposals in PDR-1-G industrial zoning and will help ensure that these spaces continue to serve the needs of working-class communities.

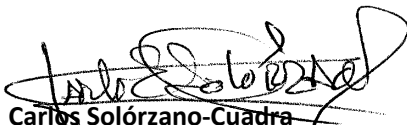
The legislation also directs the Planning Department to conduct a study of how these spaces are currently used so policymakers and the public can better understand the impacts of new high-tech uses, including AI and autonomous technologies, on historically blue-collar industrial areas. This kind of data-driven review is especially important given the recent influx of clean tech and high-tech companies into these districts and the absence of an updated study of these critical production, distribution, and repair spaces.

Increased review will help protect and retain blue-collar jobs in neighborhoods such as Bayview, the Mission, and Western SoMa, where many residents depend on industrial and trade work that often pays better than retail and typically does not require advanced education. Taking this careful, interim step is prudent in light of the large-scale displacement of low-income residents from these communities over the past several decades.

The Hispanic Chambers of Commerce of San Francisco also supports the growing view that there are more appropriate, higher-opportunity locations for clean tech and high-tech lab uses, including under-occupied buildings in the downtown core, Mission Bay, and other parts of the city better suited for intensive office and lab activity. Redirecting such uses to those areas can strengthen the city's broader economic strategy while preserving industrial lands and blue-collar employment opportunities in PDR-1-G zones.

Thank you for your consideration and for your ongoing work on behalf of San Francisco's diverse communities and small business owners. The Hispanic Chambers of Commerce of San Francisco stands ready to collaborate as this important policy moves forward.

Sincerely;


Carlos Solórzano-Cuadra
CEO

Hispanic Chambers of Commerce Of San Francisco (HCCSF)

Direct: 415-259-1498

E mail: carlos@hccsf.com

cc: HCCSF Board of Directors

3597 Mission Street ♦ San Francisco ♦ CA ♦ 94110

415-735-6120 ♦ 415-259-1498

E-mail Info@hccsf.com ♦ www.hccsf.com

From: [anastasia Yovanopoulos](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Re: PDR Interim Controls
Date: Friday, December 12, 2025 12:16:46 PM

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

•

[DATE]

Dear Chair Melgar and committee members:

The San Francisco Tenants Union is asking you to please support moving the PDR-1-G interim controls (resolution #251116) forward to the full Board when it comes before your committee on 12/15/25.

This legislation would provide a much-needed layer of review for certain new lab space proposals in industrial zoning PDR-1-G. It also instructs the Planning Department to study the use of these spaces so we can get a better idea of how they are currently being used. This is an important step, given the recent influx of high tech businesses such as AI and autonomous uses into these areas, and the lack of a recent study about these important blue-collar spaces.

This increased review should help us assist blue-collar workers in the Bayview, Mission, and Western SOMA retain important jobs in these spaces, which often pay better than retail and don't require advanced education. Instituting this increased review seems like a wise step given the large-scale displacement of low-income residents from these neighborhoods in the past several decades.

We also agree with the growing consensus that there are likely safer and more constructive spaces for these clean tech uses such as incentivizing use of under-unoccupied buildings in the downtown area, Mission Bay, and other parts of the city.

Sincerely,

Anastasia Yovanopoulos, Board President

San Francisco Tenants Union

From: [Matt Regan](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Chan, Connie \(BOS\)](#); [SherrillStaff](#); [Mandelman, Rafael \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [FielderStaff](#); [WongStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Arvanitidis, Laurel \(ECN\)](#); [Thongsavat, Adam \(MYR\)](#)
Subject: Bay Area Council letter of opposition to proposed zoning controls
Date: Thursday, December 11, 2025 2:56:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[SF BOS Zoning Letter.pdf](#)

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

Dear Supervisors,

Please find attached a letter of opposition related to a pending resolution on zoning controls for laboratory and other R&D space in San Francisco.

Please do not hesitate to reach out if you have any questions.

Kind regards

Matt Regan



HISTORIC
KLAMATH
BAY AREA COUNCIL

Matt Regan

Senior Vice President

Phone: 415 298 0330

The Klamath Pier 9, The Embarcadero, San Francisco

www.bayareacouncil.org





December 11, 2025

Land Use and Transportation Committee

San Francisco Board of Supervisors

City and County of San Francisco

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Re: Opposition – Interim Zoning Controls — Conditional Use for Laboratory Uses in PDR-1-G Districts (File No. 251116)

Dear Chair Melgar, Supervisor Chen, and Supervisor Mahmood,

On behalf of the Bay Area Council and our 400 employer members, we write to express concern about the proposed interim controls requiring conditional use authorization for laboratory facilities in PDR-1-G districts in San Francisco. As one of the region's leading business associations working to champion our economic vitality, we are acutely aware of how integral these districts are to San Francisco's innovation economy — supporting life sciences, biotechnology, climate research, and other sectors that create high-quality jobs, attract investment, and contribute significantly to the city's tax base.

As drafted, the proposal is overly broad and would create costly, uncertain hurdles at a time when San Francisco must compete aggressively to retain its prominence on the world stage and grow research-driven industries. In a works with ever shortening product life cycles and where it is more important than ever to get to market first, Imposing a mandatory conditional use permit requirement would slow expansion, deter R&D activity and investment, and risk pushing these highly mobile industries to more welcoming jurisdictions. With federal research funding declining, the city cannot afford to add barriers that further constrain scientific work, job creation, and long-term competitiveness for our economy.

Thus far there has been zero engagement with stakeholders and a rushed process that risks negatively impacting multiple sectors which have long been a cornerstone of the San Francisco economy and global trendsetter for research and design. As reported on the front page of today's San Francisco Chronicle, despite some green shoots of economic recovery and increased tax revenue, the city budget is still facing a potential \$1B deficit. We cannot think of a better way to stop that economic growth and revenue generation and perpetuate the deficit than this proposal. It is a de facto "not welcome here" sign to new business.

We respectfully urge the Board of Supervisors outright reject this resolution as proposed, or pause this process to allow more time for review and stakeholder dialogue and to ultimately amend the proposed interim zoning control so that PDR-1-G can continue to support the research ecosystem underpinning San Francisco's economic future.

Should you have questions on this position, please contact Matt Regan mregan@bayareacouncil.org. Thank you for your consideration.

Sincerely,

Senior Vice President Public Policy
Bay Area Council

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: 3 Letters regarding File No. 251116
Date: Thursday, December 11, 2025 2:12:00 PM
Attachments: [3 Letters regarding File No. 251116.pdf](#)

Hello,

Please see attached for 3 letters regarding File No. 251116.

File No. 251116: Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for proposed Laboratory Uses in the PDR-1-G (Production, Distribution, and Repair) District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 306.7. (Felder, Walton)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: [Jackson Nutt-Beers](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Chan, Connie \(BOS\)](#); [SherrillStaff](#); [Mandelman, Rafael \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [FelderStaff](#); [WongStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Arvanitidis, Laurel \(ECN\)](#); [Thongsavat, Adam \(MYR\)](#)
Cc: [David Harrison](#); [Rodney Fong](#)
Subject: Re: Opposition Unless Amended–Interim Zoning Controls — Conditional Use for Laboratory Uses in PDR-1-G Districts (File No. 251116)
Date: Thursday, December 11, 2025 12:36:59 PM
Attachments: [Outlook-signature .png](#)
[Re_Opposition to Interim Zoning Controls — Conditional Use for Laboratory Uses in PDR-1-G Districts \(File No. 251116\).pdf](#)

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

Good afternoon,

Please find the San Francisco Chamber of Commerce and Biocom's letter of opposition unless amended regarding the interim zoning controls legislation (File No. 251116).

Please let me know if you have any questions!



Jackson Nutt-Beers, M.A. ([they/them](#))
Public Policy Program Manager
San Francisco Chamber of Commerce
235 Montgomery Street, Suite 760, San Francisco, CA
[Submit](#) member content | [Subscribe](#) to our newsletter | [LinkedIn](#)

December 11, 2025

Land Use and Transportation Committee
San Francisco Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Opposition Unless Amended–Interim Zoning Controls — Conditional Use for Laboratory Uses in PDR-1-G Districts (File No. 251116)

Dear members of the Land Use and Transportation Committee,

On behalf of the undersigned organizations, we are writing to express our concerns regarding the proposed interim controls that would require conditional use authorization for laboratory facilities in PDR-1-G districts.

PDR-1-G districts have long been essential hubs for innovation and economic advancement in San Francisco, particularly for industries such as biotechnology, life sciences, and advanced research. Laboratories and research facilities are the backbone of these sectors: they generate high-paying jobs, attract private investment, advance scientific discovery, and contribute meaningfully to the city's tax base.

As currently written, this proposal is overly broad and presents severe unintended consequences. Restricting laboratory uses in these districts introduces costly and uncertain hurdles at a time when San Francisco must compete aggressively to retain and grow the companies that drive our economic future. Currently, there are companies in the PDR-1-G zone that are working to better understand the causes of and treatment for brain disease, cancer, chronic illnesses, and inflammatory diseases. There are also several companies focused on how best to reduce our carbon footprint and use more sustainable practices to create everyday products. Creating a mandatory conditional use permit would deter expansion, slow down decision-making, and ultimately force businesses to look outside the city for space that supports their continued growth. These industries are highly mobile, and even modest regulatory headwinds risk pushing investment toward other jurisdictions that have made life-science and research companies a priority.

With the current federal administration funding fewer grants in every area of science and medicine, it is imperative that San Francisco not further hinder efforts of the researchers working here. If we want to maintain a foothold in the job sectors that support working families, deepen our tax base, and solidify our regional competitiveness, safeguarding the ability for laboratory and research uses in PDR-1-G must be part of that strategy.

For these reasons, the undersigned organizations respectfully ask the Committee allow for more time to review this legislation and ultimately amend the proposed interim zoning controls. We stand ready to discuss amendments that we believe will achieve this goal. This key change ensures that San Francisco, and specifically the PDR-1-G zone, can maintain its thriving scientific research and laboratory ecosystem, successfully incubating the very industries on which San Francisco depends.



**SAN
FRANCISCO
CHAMBER OF
COMMERCE**

From: [David Woo](#)
To: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#); [Raquel Redondiez](#)
Subject: Support for CU for Laboratory Uses in PDR-1-G
Date: Thursday, December 11, 2025 11:34:37 AM
Attachments: [SOMA Pilipinas Support File #251116.pdf](#)

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

Chair Melgar and members of the Land Use and Transportation Committee, please see the letter below in support of Interim Zoning Controls - Conditional Use Authorization for Laboratory Uses in PDR-1-G (File #251116).

Thank you,
David

--

David Woo
Community Development and Policy Coordinator
SOMA Pilipinas Cultural Heritage District



Land Use and Transportation Committee
City Hall, 1 Dr Carlton B Goodlett Pl
San Francisco, CA 94102

Re: Support for Interim Zoning Controls - Conditional Use Authorization for Laboratory Uses in PDR-1-G (File #251116)

Chair Melgar and Members of the Land Use and Transportation Committee,

We are writing in support of the legislation “Interim Zoning Controls - Conditional Use Authorization for Laboratory Uses in PDR-1-G” (File #251116) that seeks to add protections for critical PDR uses.

PDR space provides important jobs that allow people without higher education to receive better wages than in the service sector. PDR uses also diversify the economic base in San Francisco. Unfortunately, there has been an influx of non-PDR uses into PDR space, with companies profiting from the tech and AI boom capitalizing on PDR space, which should be instead reserved for actual PDR uses.

SOMA Pilipinas is in support of this legislation, as we know the importance of PDR uses in the South of Market, and support additional protections for D9 and D10 as well. The influx of tech into the South of Market has created some of the starkest income inequality in the city, with ramped up gentrification as a direct result of courting tech and AI.

We urge you and the full board to support this legislation.

Thank you,

David Woo
Community Development and Policy Coordinator
SOMA Pilipinas

From: [factory 1 design](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Fwd: USM support for interim control resolution #251116
Date: Thursday, December 11, 2025 12:02:56 PM
Attachments: [USM PDR Interim Controls letter to Land Use Committee.pdf](#)

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

Begin forwarded message:

From: factory 1 design <design@factory1.com>
Subject: **USM support for interim control resolution #251116**
Date: December 10, 2025 at 11:28:29 AM PST
To: myrna.melgar@sfgov.org, jen.low@sfgov.org,
bilal.mahmood@sfgov.org, MahmoodStaff@sfgov.org,
chyanne.chen@sfgov.org, Charlie.Sciammas@sfgov.org
Cc: jackie.fielder@sfgov.org, ana.herrera@sfgov.org,
shamann.walton@sfgov.org, tracy.gallardo@sfgov.org,
adam.thongsavat@sfgov.org

Dear Chair Melgar and Committee Members Mahmood and Chen,

Please find the attached letter from the Community Development Committee of
United to Save the Mission

Thank you.

Larisa Pedroncelli
member, United to Save the Mission (USM)



December 10, 2025

RE: Interim Zoning Controls - Conditional Use Authorization for Laboratory Uses in PDR-1-G File #251116

Dear Chair Melgar and Committee Members Mahmood and Chen:

We are writing to express our strong support for the interim control resolution #251116, which would add a conditional use authorization for new lab proposals in PDR-1-G for the next 18 months to ensure that they are complying with the goals of this PDR district, and also requiring a Planning study of the current uses in this zoning.

As the media has reported, a significant transition has been underway for the past few years in these blue-collar spaces with new tech uses moving in including AI and autonomous companies.

By placing a layer of city review for new PDR-1-G Lab applications we can continue to support the working-class families of the Mission, Bayview, and SOMA by maintaining their accessible, good-paying job spaces. Especially when done in tandem with the study of the uses currently in these spaces. A PDR-1-G review has long been needed to give us a better understanding of what is happening in these spaces, principally in the Mission District, and whether we are still meeting the needs of our working-class and immigrant families in the way our zoning laws are crafted.

It is important to stress that we are not currently taking a position of opposition to these uses in San Francisco. But we would like to make sure that the way these uses are being integrated adds constructively to the lives of the city's existing residents and communities, and avoids potentially adding to further displacement and job losses.

PDR blue-collar spaces provide much needed good-paying jobs for our immigrant community -- particularly those without a college degree. And given our current political climate, it is more important than ever that we support these workers.

Since 2000, the Mission has lost approximately 12,000 Latinos, primarily low-income residents, and at the same time experienced an enormous influx of new high-income earners. **The loss of good-paying job spaces has played a role in this large-scale displacement and accompanying change in demographics.**

Retaining these blue-collar PDR spaces is a core Mission Action Plan 2020 (MAP2020) goal -- and highlighted in its mission statement which states that it is through both retaining low to moderate income residents, and PDR and other community-serving businesses that we will retain the socioeconomic diversity of the neighborhood:

To retain low to moderate income residents and community-serving businesses (including PDR), artists, and nonprofits in order to strengthen and preserve the socioeconomic diversity of the Mission Neighborhood. (MAP2020 Phase 1 Status Report, March 2017, ii)

This community stabilization partnership between the city departments and community organizations, including its focus on maintaining PDR working-class jobs, continues in the current MAP iteration - [Mission Action Plan 2030 \(MAP2030\)](#).

We believe that the city’s articulation of important revitalization goals for downtown laid out in the Mayor’s executive directive may provide a path for incorporating these new high tech uses. By incentivizing them to continue gathering downtown, as many already are, not only will we potentially activate millions of square feet of empty square, we will simultaneously be leaving active PDR-1-G blue-collar jobs -- and its accompanying industrial tax base -- intact in the Mission and surrounding areas.

Recent studies and analysis have pointed to both the gains and expected challenges from the rise of AI and other technologies with regard to impacts. Jerry Nickelsburg, director emeritus of the UCLA Anderson Forecast, recently told State Affairs, “California has now entered a bifurcated economy phase, not one between East and West, but one between AI, aerospace and the rest of the economy.” (State Affairs, Dec 3, 2025)

While some level of knowledge sector jobs were anticipated in PDR-1-G spaces when it was created back in 2009, the current autonomous and AI uses were clearly not anticipated in these industrial spaces, nor their accompanying implications for the existing workforce.

As of 2023, the Mission PDR zoning supported 7,873 jobs (ESRI 2023 data, reported in MAP2020 Status Report 2024, 32). Even as PDR jobs continue to decline, many of these businesses are still supporting working-class families with the type of employment they offer, and it’s critical we maintain these jobs.

Finally, we felt it was important to discuss two often under-appreciated roles that PDR plays in a working-class community under great pressure like the Mission:

1. As a neighborhood experiencing ongoing waves of gentrification and displacement since 2000, **PDR space is one of the few “naturally-occurring” anti-gentrification and stability tools** that exist in the community, because industrial companies seek to keep their costs low.
2. While most business uses have a number of space options in differently zoned areas where they can choose to locate, **the work being done in PDR spaces often cannot be done in other spaces than PDR**. Thus, retaining PDR spaces for PDR-only work is

important for business such as those manufacturing household goods like furniture, appliances, widgets, or textiles; or producing consumables such as packaged food items or chocolates, as just a few examples.

We ask for your support in advancing this much-needed resolution to help us better plan for the future of our working-class residents and neighborhood, and the blue-collar sector that supports them.

Sincerely,

United to Save the Mission, Community Development Committee

From: [Rosa Shields](#)
To: [Carroll, John \(BOS\)](#)
Subject: Fw: Support for Interim Zoning Controls in PDR-1-G
Date: Thursday, December 11, 2025 11:31:54 AM
Attachments: [12-10-25Interim Zoning Letter.pdf](#)

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

Hi John!

Please see the correspondence below to Chair Melgar and the Board of Supervisors. Could you please attach the letter from SFLC to file #251116 for Monday's Land Use meeting?

Let me know if you have any questions!

Rosa

Rosa Shields (she/her)
Political Director
San Francisco Labor Council
1188 Franklin Street, Ste 203
San Francisco, CA, 94109
415-652-1104

From: Rosa Shields
Sent: Wednesday, December 10, 2025 4:18 PM
To: MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>
Cc: Kim Tavaglione <kim@sflaborcouncil.org>; chanstaff@sfgov.org <chanstaff@sfgov.org>; SherrillStaff <sherrillstaff@sfgov.org>; SauterStaff <sauterstaff@sfgov.org>; wongstaff@sfgov.org <wongstaff@sfgov.org>; MahmoodStaff <mahmoodstaff@sfgov.org>; DorseyStaff (BOS) <dorseystaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; fielderstaff@sfgov.org <fielderstaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; ChenStaff@sfgov.org <chenstaff@sfgov.org>
Subject: Support for Interim Zoning Controls in PDR-1-G

Hello Chair Melgar and members of the Board of Supervisors,

Please review the attached letter regarding the SF Labor Council's strong support for Supervisor Fielder's legislation (File #251116), which would impose interim zoning controls and require conditional use for any new proposed lab uses in the PDR-1-G district.

Thank you,

Rosa

Rosa Shields (she/her)
Political Director
San Francisco Labor Council
1188 Franklin Street, Ste 203
San Francisco, CA, 94109
415-652-1104



December 10, 2025

Chair Myrna Melgar, Land Use Committee
Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Interim Zoning Controls - Conditional Use Authorization for Laboratory Uses in PDR-1-G (File #251116)

Dear Land Use Committee Chair Melgar and Members of the Board of Supervisors,

I am writing on behalf of the San Francisco Labor Council, AFLCIO to express our strong support of Supervisor Fielder's legislation to impose interim zoning controls and require a conditional use for any new proposed lab uses in the PDR-1-G district. These interim controls are overdue and necessary to protect dignified working-class jobs and maintain the original intent of San Francisco's Production, Distribution, and Repair (PDR) districts.

In 2009, the Eastern Neighborhoods Area Plan created PDR districts to maintain economic diversity and employment to San Francisco's low- and middle-income workforce. For many working-class residents without college degrees, PDR industries provide jobs with higher wage salaries than the retail sector. These are the kinds of dignified jobs that allow our middle and working-class families to continue to live and raise their families in San Francisco.

Today, PDR districts are increasingly occupied by artificial intelligence and automation industries, and not the traditional PDR industries that were intended. In August, DoorDash leased a warehouse in a PDR-1-G zone in the Mission District with the objective of testing delivery drones which could fly up to 150 feet in the air with speeds of up to 65 miles per hour. The company has recently begun delivering meals by drones—which were once delivered by drivers—in locations such as Charlotte, North Carolina. In San Francisco, DoorDash's building permits for the Mission District warehouse are currently pending, and we urge you to expediently pass this legislation so that DoorDash's laboratory use will require conditional use authorization.

As artificial intelligence and automation continue to pose existential threats to our workforce, it is critical that our government have more oversight into whether this, or any new kind of laboratory use in the Mission District meets the intent of our PDR zoning districts. This legislation is not a ban or prohibition of any industries but rather gives policymakers additional time to consider permanent controls for PDR districts and laboratory uses.

We strongly urge you to support Supervisor Fielder's legislation imposing interim zoning controls in the PDR-1-G district and respectfully request that you send this item to the full Board as a committee report so that the Board of Supervisors can vote on this item before the end of the year.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kim Tavaglione", with a stylized flourish at the end.

Kim Tavaglione
Executive Director

OPEIU 29 AFL-CIO 11