

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: FW: File #240641: Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District
Date: Thursday, December 12, 2024 11:47:40 AM
Attachments: [Outlook-A blue sig.png](#)
[Re: File #240641: Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District \(2\).pdf](#)

Hello,

Please see attached regarding [File No. 240641](#):

Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

From: Jackson Nutt-Beers <jnuttbeers@sfchamber.com>
Sent: Thursday, December 12, 2024 11:12 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Re: File #240641: Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District

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

sources.

Good morning,

Please find our coalition's updated letter of opposition to File #240641.

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 St., Ste. 760, San Francisco, CA

(E) jnuttbeers@sfchamber.com | [LinkedIn](#)

December 12, 2024

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: File #240641: Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District

Dear Members of the San Francisco Board of Supervisors,

The undersigned organizations are writing to express our opposition to File #240641. While we acknowledge the importance of planning and regulation in the development of our city, we have concerns that the proposed changes could have unintended consequences that would negatively impact San Francisco's economy and the strength of its business community.

The UMU Zoning District has been an area for innovation and growth for industries that drive such as biotechnology, life sciences, and advanced research. Laboratories and research facilities are essential to the success of these industries, providing high-paying jobs, fostering innovation, and contributing to the city's tax base. Restricting laboratory uses in these areas could prevent growth and investment while forcing businesses to look outside San Francisco to expand their businesses.

Additionally, Laboratory uses in the UMU Zoning District have been a significant source of union employment. These jobs not only support individuals and families but also contribute to the broader economic health of the city. Limiting laboratory space could lead to job losses and would reduce the number of opportunities for residents to find employment.

The proposed changes described in File #240641 appear inconsistent with the city's broader goals of supporting a diverse economy and fostering innovation. The UMU Zoning District was designed to accommodate a mix of uses that contribute to a vibrant and thriving urban environment. Laboratories play a vital role in achieving this vision.

In conclusion, we oppose File #240641. We believe that a more balanced approach can be found that allows for the continued growth of our city's industries while addressing the concerns that have been raised.



From: [Peter Belden](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: support for leg eliminating lab in UMU
Date: Friday, December 6, 2024 8:13:14 PM

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

Re: File No. 24061

Dear Supervisors,

I live in Potrero Hill. I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while propelling Lab uses in appropriate locations. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning some murky analysis to distinguish between biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

HOUSING in CRITICAL NOW: We need housing in UMU NOT labs.

SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, no eyes on the street

NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.

UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access

OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD

BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.

Preserving mixed use zoning ensures **ECONOMIC DIVERSITY AND RESILIENCE** through economic downturns

Thank you,
Peter

From: [J.R. Eppler](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: [Donovan Lacy](#); [Alison Heath](#); [Katherine Doumani](#)
Subject: Letter in Support of UMU Laboratory Legislation
Date: Friday, December 6, 2024 2:31:54 PM
Attachments: [BoS Lab Legislation Letter \(DNA & PBNA\).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 from the Dogpatch Neighborhood Association and the Potrero Boosters Neighborhood Association regarding legislation prohibiting laboratory uses in the Urban Mixed Use zoning district. The legislation will be at the Land Use Committee on Monday, December 9.

Sincerely,
J.R. Eppler
President
Potrero Boosters Neighborhood Association
415-574-0775



December 6, 2024

Dear Supervisors,

We are writing in support of the legislation eliminating Laboratory Uses in Urban Mixed Use zoning, File No. 24061, which will be heard at the Land Use and Transportation Committee on December 9.

This zoning clarification will encourage housing and community-serving uses in our mixed use neighborhoods, while encouraging Lab uses *in appropriate locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than relying on a murky analysis to distinguish between Biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing and compatible uses must be protected.

We are generally in support of the construction of Laboratories and Life Science facilities in our community and recognize the benefit to all of biotech innovation, but NOT in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land **offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development**. As a community we have supported and look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood. To acknowledge specific lab projects in UMU already approved under the current code, we ask that the prohibition of laboratory uses be forward-looking and not apply to previously entitled large project authorizations.

Lab use must be disallowed in UMU. Here's why:

- **HOUSING is CRITICAL NOW:** We need housing in UMU not labs.
- **SAFETY:** Labs create unsafe dead zones on the street, particularly at night.
- **NOISE:** 24/7 compressor and backup generator noise from Labs are not compatible with residential uses.
- **UNWELCOMING:** ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access.
- **OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES:** Labs price out desperately needed neighborhood-serving uses.
- **TOXIC:** Biohazards & hazardous chemicals used in Labs are dangerous in residential areas. Identifying laboratories as "non life science" while allowing biotech may mean they evade regulation and proper oversight.
- **ECONOMIC DIVERSITY:** Preserving mixed use zoning ensures resilience through economic downturns.
- **COMMUNITY BENEFITS:** Encourage Lab uses at the Power Station, Pier 70 and Candlestick Point where they will help pay for affordable housing, open space and other public benefits.

Sincerely,

Donovan Lacy and *J. R Eppler*

Donovan Lacy, President, Dogpatch Neighborhood Association and J. R. Eppler, President, Potrero Boosters Neighborhood Association

From: [Divya Cohen](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Nemits, Michelle](#)
Subject: SF Land Use Committee - Lab Legislation
Date: Sunday, December 8, 2024 6:34:56 PM

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

Hi John and SF Supervisors

I am a San Francisco resident, as are 8 members of our team. We are also members of Biocom. And we strongly oppose this legislation change. I believe the definition should expand but that zoning should remain permitted in UMU.

It is already very difficult to find lab space for small biotechs in San Francisco. Our first year we had to commute to Alameda from San Francisco which slowed down our rate of progress significantly. Once the companies are a bit bigger, most biotechs move to South San Francisco because of how hard it is to find lab space in the city. The city should be making it easier, not harder, to build the next breakthrough biotech innovation.

We hope you'll reconsider this proposal.

Best,
Divya

From: [Kristel Craven](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Carroll, John \(BOS\)](#)
Cc: [Breed, Mayor London \(MYR\)](#); [Rolando Tirado](#); [Tang, Katy \(ECN\)](#); [Arvanitidis, Laurel \(ECN\)](#)
Subject: The proposed ban on laboratory (UMU) zoning districts in San Francisco
Date: Monday, December 9, 2024 11:39:02 AM

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

Deas Supervisors Melgar, Peskin and Preston,

I'm writing to you to share my thoughts on the proposed ban on laboratory use in urban mixed use (UMU) zoning districts in San Francisco.

I only found out about this meeting late Friday night and it didn't leave me or any of our tenants any time to arrange attendance at the meeting today. Please know that we have nearly 800,000 sq ft of leasable space and advocacy behind this email, though we were not given the time to demonstrate that.

UMU zoning aims to “promote a vibrant mix of building uses while maintaining the characteristics of formerly industrially-zoned areas in the city,” and I believe that labs exemplify a vibrant use of the city's industry-zoned space.

Though our buildings (American Industrial Center) are not in the UMU zone, we feel that this proposed restriction would have a negative impact on the whole neighborhood. All of our ground floor restaurants and businesses depend on a diversity of customers to keep them going. They need these businesses to thrive in what would otherwise be a small residential neighborhood with light industrial uses and not much employee density.

Please don't let this happen, Dogpatch is one of the few neighborhoods that has a bit of momentum. This is happening due to a DIVERSITY of businesses.

These labs also use local plumbers, local electricians, local contractors for lab construction, and local contractors for weekly maintenance services and often buy lunch for their employees every day.

San Francisco should lead in all aspects of every type of business and technology and not force those businesses to move to South San Francisco, I mean, seriously.

PLEASE cancel this proposed ban, and instead continue to enable laboratory uses for UMU zoning districts. Everyone in our buildings and our neighborhood will greatly appreciate your consideration.

Please feel free to contact us any time to discuss this.
Thank you for your time.

Kristel Craven

Tenant Manager for American Industrial Center

We are celebrating our 50th year! Please check out our new [website!](#)

Kristel Craven

AMERICAN INDUSTRIAL CENTER

[2345 Third Street](#)

[San Francisco, Ca 94107](#)

Main: 415.621.1920

Mobile: 415.640.8664

Email: kristel@aicproperties.com

www.aicproperties.com



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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](#); [Carroll, John \(BOS\)](#); [BOS Legislation \(BOS\)](#)
Subject: FW: Eliminate Laboratory uses in Urban Mixed Use (UMU)
Date: Thursday, October 3, 2024 11:49:51 AM

Hello,

Please see below for communication from John deCastro regarding File No. 240641.

File No. 240641: Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Walton, Chan, Safai)

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: John deCastro <2jbdecastro@gmail.com>
Sent: Saturday, September 28, 2024 7:19 PM
To: Chan, Connie (BOS) <connie.chan@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Melgar, Myrna (BOS) <Myrna.Melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary (BOS) <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Eliminate Laboratory uses in Urban Mixed Use (UMU)

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Honorable Members of the Board of Supervisors

I have lived in POTRERO HILL FOR 45 YEARS. I am past president of the Potrero Boosters Neighborhood Association.

I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

We never envisioned Laboratories to be adjacent to peoples homes when we worked with Supervisor Maxwell to create the Eastern Neighborhood Plan.

Now is the time to make this clear to the Planning Department. No LABORATORIES IN UMU.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU-zoned parcels.

Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

John deCastro

2jbdecastro@gmail.com

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: 14 Letters Regarding File No. 240641
Date: Thursday, September 26, 2024 12:06:41 PM
Attachments: [14 Letters Regarding File No. 240641.pdf](#)

Hello,

Please see attached 14 letters regarding **File No. 240641:**

Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

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From: [Alexandra Lindsay](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Wednesday, September 18, 2024 9:08:53 PM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as

- they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
 - TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
 - Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
 - Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,

Alexandra Lindsay, Dogpatch resident

From: [Michael Berkowitz](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Thursday, September 19, 2024 8:38:56 AM

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

Dear Honorable Board Members,

I am a resident of Dogpatch who lives on Minnesota St. with back-window views and within earshot of a Biolab facility on Indiana St. I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

Eliminating LABORATORY uses in UMU will provide space for necessary housing and encourage crucial neighborhood-serving uses. This zoning clarification will also propel Lab uses in appropriate locations. The Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve Biotechnology. Rather than assigning some murky and potentially inconsistent and contradictory analysis to distinguish between Biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Considering the ambitious goals in San Francisco's Housing Element and the relatively small amount of remaining land available for development in the Eastern Neighborhoods, opportunities for new housing must be protected.

I support construction of Laboratories and Life Science facilities where properly located. Additionally, I acknowledge the benefit of Biotech innovation, but I do not support the placement of Biotech Laboratories in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community, we have supported and embraced, and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

-

HOUSING is CRITICAL NOW: We need housing in UMU and NOT labs.

- SAFETY: The insularity of Labs creates unsafe dead zones on street frontage, particularly at night, no eyes on the street.
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses - **I frequently hear the compressors and generators from the Biolab facility on Indiana St.**
- VISUAL BLIGHT: Lighted signage and flood lights impair the quality of life of neighbors - **I had to purchase several expensive shades to block out the light emanating from the Biolab facility on Indiana St.**
- UNFRIENDLY: ground floor uses in UMU should be pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access.
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESS: Real estate investment in Laboratory spaces prices out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects may evade regulation and proper oversight
- Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns.

There is an nearby alternative location for Laboratory development:

- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS.

I respectfully encourage you all to vote in favor of this much needed clarification to the Planning Code.

Sincerely,

Michael Berkowitz
Dogpatch

From: [Shawn Troedson](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Thursday, September 19, 2024 10:48:27 AM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
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- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as

- they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
 - TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
 - Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
 - **Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS**

Please vote in favor of this much needed clarification to the Planning Code.

Thanks,

Shawn Troedson

From: [Dana Bolstad](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Sunday, September 22, 2024 2:45:22 PM

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

Dear Honorable Board Members,

I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and uses that serve communities, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between Biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a member of the Dogpatch neighborhood, I have supported and greatly look forward to these large planned developments coming to fruition, as they will also provide much needed public benefits to my neighborhood, but I believe that **lab use must be disallowed in UMU**. Here's why I believe this:

- HOUSING is CRITICAL: We need housing in UMU, not Labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs are

- opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
- Preserving mixed-use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.
Sincerely,

Dana Bolstad
993 Tennessee Street, Unit 1
San Francisco, CA

From: [REBECCA Groves](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Monday, September 23, 2024 1:22:02 PM

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

Dear Honorable Board Members,

I live in Dogpatch and am writing to support legislation eliminating laboratory uses in San Francisco's Urban Mixed-Use (UMU) areas.

This zoning clarification will encourage housing and community-serving uses while propelling lab uses in appropriate locations. The Planning Code currently prohibits any "life science" uses in UMU zoning but allows "laboratory" uses. The distinction between life sciences and laboratory use is unclear, considering that most current laboratory uses involve biotechnology. Rather than assigning some murky analysis to distinguish between biotech and life sciences, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Given the pressing housing crisis in the Eastern Neighborhoods and the ambitious goals set in the Housing Element, it is crucial that we protect the remaining opportunities for new housing. The urgency of this matter cannot be overstated.

I am not opposed to the construction of laboratories and life science facilities and recognize the universal benefit of biotech innovation. However, I believe that UMU-zoned parcels are not the appropriate locations for such facilities. Pier 70, the Power Station, Candlestick Point, and ample PDR (Production Distribution Repair) land **offer thousands of square feet of properly zoned laboratory and biotechnology development opportunities**. As a community, Dogpatch has supported and greatly looks forward to these neighboring large planned developments coming to fruition, as they will provide numerous much-needed public benefits to our entire area.

Lab use must be disallowed in UMU. Here's why:

- **HOUSING is CRITICAL NOW:** We need housing in UMU, NOT labs.
- **SAFETY:** The insularity of labs creates unsafe dead zones along the street frontage, particularly at night. Residents, business owners, staff, and visitors need safe access to homes and businesses in UMU neighborhoods.
- **NOISE:** 24/7 compressors and backup generators from labs impose excessive levels of noise pollution on residents.
- **UNFRIENDLY:** UMU ground-floor uses aim to be pedestrian-friendly, whereas labs

are opaque without public sidewalk interfaces or public access.

- **OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES:** Lab speculation builds price out desperately needed neighborhood-contributing uses.
- **TOXIC:** Biohazards and hazardous chemicals used in labs are dangerous in residential areas, small business corridors, and near schools. Identifying laboratories as “non-life science” while allowing biotech may mean that some projects end up evading regulation and proper oversight and putting people in the neighborhood at risk.
- Preserving mixed-use zoning ensures **ECONOMIC DIVERSITY AND RESILIENCE** through economic downturns.
- Opportunities for lab uses are welcome and plentiful at the Power Station, Pier 70, and Candlestick Park, where they can help pay for affordable housing development, open space, and other **PUBLIC BENEFITS**.

Thank you very much for your attention to these concerns. I hope that you will support legislation to eliminate laboratory uses in San Francisco's UMU zones.

Sincerely,
Rebecca Groves

From: [Sally Sharrock](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Monday, September 23, 2024 1:56:24 PM

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

Dear Honorable Board Members,

I live in Dogpatch with my husband and 7 year old daughter and I am writing to support the legislation eliminating LABORATORY Uses in **Urban Mixed Use** (UMU).

One of the reasons that I chose to move to Dogpatch more than a dozen years ago and to remain in San Francisco to raise my family, is the vibrant and diverse nature of our neighborhood. I love that our neighborhood includes single and multifamily houses, restaurants and bars, like the Dogpatch Saloon and Piccino, and parks and open spaces, including Esprit and Progress Park. Laboratory developments decrease these types of diverse activities and lead to ground floors that are devoid of street and sidewalk activity and discourage a sense of community.

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: **We need housing in UMU NOT labs.**
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as "non life science" while allowing biotech may mean that projects evade regulation and proper oversight.
- Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.
Sincerely,

Sally Sharrock
701 Minnesota Street #106
San Francisco
CA 94107

From: [Jennifer Betti](#)
To: [Jennifer Betti](#)
Subject: URGENT | Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Monday, September 23, 2024 3:00:32 PM

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

Dear Honorable Board Members,

I write in support of the legislation that eliminates laboratory use in urban mixed use (UMU). This is critical to preserving all the good housing and community efforts already in place and underway in Dogpatch. Let's not undo all of these efforts just for creative interpretation of the Planning Code.

This zoning clarification will encourage housing and community-serving uses while promoting Lab uses in safer locations. The Planning Code currently prohibits any Life Science uses in urban mixed-use (UMU) zoning while allowing Laboratory uses. The distinction is unclear, considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

In general, I support the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample POR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community, we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much-needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as "non life science" while allowing biotech may mean that projects evade regulation and proper oversight.
- Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much-needed clarification of the Planning Code.

Sincerely,
Jennifer Betti

From: [Surma Mauro](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Monday, September 23, 2024 3:31:25 PM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.

- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
- Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,

Surma Mauro

From: brucehuie@me.com
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#); president@potreroboosters.org
Subject: Amend the Planning Code - Prohibit Laboratory Uses in the UMU Zoning District
Date: Monday, September 23, 2024 10:19:08 PM

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

Dear Supervisors,

I write in support of the legislation eliminating LABORATORY Uses in the Urban Mixed Use zoning district(UMU).

This zoning clarification will encourage housing and community serving uses, while promoting lab uses properly zoned locations. The Planning Code currently prohibits any Life Science, a subset of Laboratory Use in UMU. A new interpretation by the Planning Department has confused what constitutes Life Science, allowing biological labs to occupy space directly adjacent to residential spaces and parks. Rather than assigning an equivocal analysis to distinguish between “biotechnology” and “Life Science”, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent future confusion and abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected. UMU parcels account for the vast majority of the housing growth in Potrero Hill and Dogpatch. New housing on our remaining parcels should not compete with laboratory use.

I recognize the benefit of biotechnological innovation, but NOT in UMU parcels. Mission Bay, Pier 70, the Power Station and Candlestick Point offer thousands of square feet of purpose-built or purposefully zoned opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these planned developments coming to fruition, as they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here’s why:

- HOUSING is CRITICAL NOW: We need housing in UMU, NOT labs.
- SAFETY: The insularity of Labs creates block-long dead zones on street frontage, particularly at night, with no activity and no eyes on the street.
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with

residential uses.

- **UNFRIENDLY:** ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access.
- **OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES:** Laboratory development prices out desperately needed neighborhood-serving uses.
- **TOXIC:** Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non-life science” while allowing biotechnological use may mean that projects evade regulation and proper oversight.
- **MAINTAIN ECONOMIC DIVERSITY:** Preserving mixed uses ensures resilience through economic downturns.

I urge you to vote in favor of this much needed clarification to the Planning Code. Thanks for the consideration.

Sincerely,

Bruce Kin Huie

Dogpatch neighbor and Dogpatch Business Association leadership team member

Email: brucehuie@me.com

Mobile: 415-308-5438

From: [Jared Doumani](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Tuesday, September 24, 2024 10:00:09 AM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. With ample PDR (Production Distribution Repair) land offering thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access

- **OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES:** Lab spec builds price out desperately needed neighborhood-serving uses.
- **TOXIC:** Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
- Preserving mixed use zoning ensures **ECONOMIC DIVERSITY AND RESILIENCE** through economic downturns

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,
Jared Doumani

Jared Doumani
1006 Tennessee St
San Francisco, CA 94107
415-203-2858

From: [Jason Kelly Johnson](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Eliminate Laboratory Uses in UMU Zoning Districts
Date: Tuesday, September 24, 2024 3:34:03 PM

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

Dear Board Members,

I write in support of the legislation eliminating Laboratory Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses in safer locations. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other public benefits..

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,
Jason

Owner: 868 Minnesota Street, Unit 513

JASON KELLY JOHNSON | Co-founder, Lead Artist and Design Principal
FUTUREFORMS | www.futureforms.us | Instagram [@futureformslab](https://www.instagram.com/futureformslab)
2325 3rd Street, Suite 229, San Francisco, California, USA 94107
studio: 1+(415) 255-4879 | cell: 1+ (434) 466-6507

From: [Janet Carpinelli](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Ban on Lab use in UMU- Land Use Hearing Sept. 30 at 1:30 City Hall,
Date: Tuesday, September 24, 2024 7:36:12 PM

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

Dear Supervisors

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

I am a long time resident of Dogpatch and I am sorry to see yet another large scale Lab being proposed in our UMU district, right across the street from our only City Park-Esprit Park! We need more residents/neighbors not more labs that do not interact with the neighborhood and most often show a blank wall with no windows at the street level. This is not only unfriendly but is a night time safety issue as there are no eyes on the sidewalk or street from the building, which in this case will be a whole city blockface from 19th St to 20th St on Indiana St.

Save this space for housing!

Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that a great portion of current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering that relatively little land is still available for development in the Eastern Neighborhoods, and right across the street from our neighborhood's only city park, this remaining opportunity for new housing must be protected, as should similar locations.

There are thousands of square feet of purpose-built opportunities for laboratory and biotechnology development in the SE sector of SF therefore the UMU Urban Mixed Use Districts should be used for true urban mixed use rather than for large labs which are not neighborhood or residential-friendly.

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,

Janet Carpinelli
Minnesota St, Dogpatch

From: [Cynthia Benjamin](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Wednesday, September 25, 2024 12:35:22 PM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as

- they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
 - TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
 - Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
 - Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,

Cynthia Benjamin

1121 Tennessee St., unit 1, SF

.....

Cynthia Benjamin

cbenjamin0001@gmail.com

650-906-6032

From: [Emma Shlaes](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Thursday, September 26, 2024 10:37:20 AM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as

- they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
 - TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
 - Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
 - Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,

Emma Shlaes

Homeowner in Dogpatch and mother of 1

--

Emma Shlaes

emmashlaes@gmail.com

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. 240641
Date: Thursday, September 19, 2024 2:32:26 PM
Attachments: [3 Letters regarding File No. 240641.pdf](#)

Hello,

Please see attached for 3 Letters regarding File No. 240641.

File No. 240641: Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Walton, Chan, Safai)

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: [Rodney Minott](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Laboratory Uses in Urban Mixed Use Zoning Districts
Date: Thursday, September 19, 2024 11:59:23 AM
Attachments: [UMU & Labs - STH.pdf](#)

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

Dear Supervisors,

Attached is a letter from the Potrero Hill neighborhood group, *Save The Hill*, supporting legislation to eliminate laboratory uses in Urban Mixed Use (UMU) zones. We urge you to pass this legislation.

Thank you for your attention.

Best regards,
Rod Minott, on behalf of Save The Hill

SAVE THE HILL

Dedicated to the health, culture, heritage, and scenic beauty of Potrero Hill

9/19/24

Dear Board Members,

On behalf of *Save the Hill* (STH), I am writing in strong support for the legislation prohibiting "Laboratory" uses in Urban Mixed Use (UMU) zones. STH is a grassroots community group in Potrero Hill.

This zoning change will promote housing and community-focused developments while steering laboratory facilities to more appropriate areas. Presently, the Planning Code bans Life Science uses in UMU zones but allows Laboratory uses, creating confusion as most Laboratory uses today are related to biotechnology. This ambiguity has created a sizeable loophole, leading to biotech and laboratory developments that undermine residential growth. The proposed legislation will clarify this issue and prevent misuse.

Given the ambitious housing goals set forth by both the City and State, and the limited land available for development in the Eastern Neighborhoods, it is crucial to preserve opportunities for new housing. Our neighborhood needs more affordable housing, not laboratories.

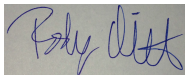
Laboratory uses in UMU zones also present additional problems. Among them:

- **Safety Concerns:** Labs often create inactive and isolated street frontages, particularly at night, which reduces street safety due to the lack of activity and surveillance.
- **Impact on Community Services and Small Businesses:** Laboratory developments tend to drive up costs, making it difficult for essential community services and small businesses to operate.
- **Toxic Risks:** The use of biohazards and hazardous chemicals in labs poses dangers in residential areas. Labeling laboratories as "non-life science" while permitting biotech may lead to insufficient regulation and oversight.

While STH acknowledges the benefits of biotech innovation and the need for laboratory and Life Science facilities, UMU-zoned areas are not suitable for them. There are better locations for these facilities, such as Pier 70, the Power Station, and Candlestick Point, which are designed to accommodate such developments.

We urge you to approve the legislation that will eliminate laboratory uses in UMU zones.

Sincerely,



Rod Minott
On behalf of Save The Hill

From: [An Van de Moortel](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Wednesday, September 18, 2024 5:04:54 PM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition, and they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, with no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.
- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as

- they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
 - TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects evade regulation and proper oversight.
 - Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
 - Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Please vote in favor of this much needed clarification to the Planning Code.

Sincerely,

An Van de Moortel

From: [Katherine Doumani](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Wednesday, September 18, 2024 1:47:45 PM

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

Dear Honorable Board Members,

I write in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU)-zoned parcels.

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in safer locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, this proposed legislation will provide clarity and prevent abuse

Pier 70, the Power Station and Candlestick Point offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. I have lived in Dogpatch since 2001 and have actively supported and now greatly look forward to these large planned developments coming to fruition. They will also provide much needed public benefits to our neighborhood.

However, Lab use *must be disallowed in UMU*. Here's why:

- HOUSING is CRITICAL NOW: We need housing in UMU, NOT labs.
- SAFETY: The insularity of Labs creates unsafe dead zones on street frontage, particularly at night, no eyes on the street
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas.

I fully recognize the benefit of biotech innovation and support the construction of Laboratories and Life Science facilities, **but in the right location--** NOT in UMU-zoned parcels.

Please vote in favor of this much needed clarification to fix the Planning Code.

Sincerely,

Katherine Doumani

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: 2 Letters Regarding File No. 240641
Date: Thursday, September 5, 2024 11:46:03 AM
Attachments: [2 Letters Regarding File No. 240641.pdf](#)

Hello,

Please see attached 2 Letters Regarding **File No. 240641:**

Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: [Aaron Cravens](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: rtirado@sfchamber.com
Subject: File #240641
Date: Wednesday, September 4, 2024 11:35:26 AM

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

Hi,

I am writing regarding the potential rezoning of the dogpatch neighborhood.

I run a small biotech company. If the rezoning occurs, we will leave the area, with countless other companies that work in this space.

There are restaurants, gyms, and many other businesses that depend on our employees' presence - all of us WORK IN PERSON everyday and SPEND MONEY IN THE NEIGHBORHOOD.

The rezoning is not a good idea and I strongly encourage you to consider the impact on all of the neighborhood businesses in this area.

Regards,

Dr. Aaron Cravens

From: [Jackson Nutt-Beers](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Re: File #240641: Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District
Date: Tuesday, September 3, 2024 3:28:14 PM
Attachments: [Outlook-A blue sig.png](#)
[Re File #240641 Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District.pdf](#)

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

Good afternoon members of the San Francisco Board of Supervisors,

Please find attached our letter of opposition to File #240641. If you have any questions, please do not hesitate to contact me.



Jackson Nutt-Beers, M.A. ([They/Them](#))

Public Policy Program Manager

San Francisco Chamber of Commerce
235 Montgomery St., Ste. 760, San Francisco, CA
(E) jnuttbeers@sfchamber.com | [LinkedIn](#)

September 3rd, 2024

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

Re: File #240641: Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District

The undersigned organizations are writing to express our opposition to File #240641. While we acknowledge the importance of planning and regulation in the development of our city, we have concerns that the proposed changes could have unintended consequences that would negatively impact San Francisco's economy and the strength of its business community.

The UMU Zoning District has been an area for innovation and growth for industries that drive such as biotechnology, life sciences, and advanced research. Laboratories and research facilities are essential to the success of these industries, providing high-paying jobs, fostering innovation, and contributing to the city's tax base. Restricting laboratory uses in these areas could prevent growth and investment while forcing businesses to look outside San Francisco to expand their businesses.

Additionally, Laboratory uses in the UMU Zoning District have been a significant source of union employment. These jobs not only support individuals and families but also contribute to the broader economic health of the city. Limiting laboratory space could lead to job losses and would reduce the number of opportunities for residents to find employment.

The proposed changes described in File #240641 appear inconsistent with the city's broader goals of supporting a diverse economy and fostering innovation. The UMU Zoning District was designed to accommodate a mix of uses that contribute to a vibrant and thriving urban environment. Laboratories play a vital role in achieving this vision.

In conclusion, we opposes File #240641. We believe that a more balanced approach can be found that allows for the continued growth of our city's industries while addressing the concerns that have been raised.



From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: 2 Letters Regarding File No. 240641
Date: Thursday, June 20, 2024 12:09:30 PM
Attachments: [2 Letters Regarding File No. 240641.pdf](#)

Hello,

Please see attached 2 letters regarding **File No. 240641:**

Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: [Jude Deckenbach](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: In support of the legislation eliminating LABORATORY Uses in Urban Mixed Use
Date: Saturday, June 15, 2024 3:48:49 PM

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

Dear Honorable Board Members,

I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU). As a 30+ year resident of Potrero Hill, I've seen the changes that our southeast neighborhoods have undergone. And while change and growth are important to the viability of a city, zoning of certain uses needs to be in designated areas that make the most sense.

Pier 70, the Power Station and Candlestick Point, along with a myriad of other PDR zoned spaces, are the perfect areas for Life Science (laboratories and facilities) development. These biotech developments do NOT belong in UMU zoned parcels. As a community, we have supported these large projects and eagerly await the promised community benefits.

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses *in appropriate locations*. We need housing in UMU, not labs. The mixed use zoning allows for neighborhood serving businesses that ensure economic diversity and resilience during downturns while promoting revitalization of neighborhoods as we grow.

As a green, open space advocate, I support the proposed legislation as it will eliminate any confusion or opportunity for misinterpretation regarding the definitions of biotech and life science. We want mixed use developments that serve our neighborhoods, not developments with biohazards and potentially hazardous chemicals next to our housing and precious little open space.

Thank you for your consideration,

me



Jude Deckenbach (she/her)
Friends of Jackson Park
415.786.2427
www.friendsofjacksonpark.org

Let's Build this Park!



From: [John deCastro](#)
To: [Engardio, Joel \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Aaron Peskin](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Stop the Biotech creep into our homes and neighborhood
Date: Sunday, June 16, 2024 10:51:45 AM

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

Dear Honorable Board Members,

I have lived in Potrero Hill for 45 years. I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while propelling Lab uses *in appropriate locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning some murky analysis to distinguish between biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

We have suffered for many years with continued expansion into our neighborhoods by well funded interests that don't care about our health and safety. This is just the latest in a long line of attempts to circumvent the planning code.

Just one example, in early 2000's I worked to stop a huge merchant power plant. A site that is now Potrero Power Station Mixed Use Project. Please support this legislation.

Sincerely,

John deCastro

Past President Potrero Boosters Neighborhood Association (Title for ID purposes only)

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: 8 Letters regarding File No. 240641
Date: Thursday, June 6, 2024 3:30:28 PM
Attachments: [8 Letters regarding File No. 240641.pdf](#)

Hello,

Please see attached for 8 letters regarding File No. 240641.

File No. 240641: Ordinance amending the Planning Code to revise the definition of Laboratory to include Biotechnology, and to make Laboratory uses, as defined, a not permitted use in the Urban Mixed Use zoning district; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Walton, Chan)

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: [Rodney Minott](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Laboratory Uses in the Urban Mixed Use Zoning District
Date: Thursday, June 6, 2024 11:09:49 AM
Attachments: [UMU & Labs.pdf](#)

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

Dear Supervisors,

Please see the attached letter from our Potrero Hill neighborhood group, *Save The Hill*, regarding our support of legislation to eliminate laboratory uses in Urban Mixed Use (UMU) zones.

Thank you for your time and attention to this important matter.

Best,
Rod Minott, on behalf of Save The Hill

SAVE THE HILL

Dedicated to the health, culture, heritage, and scenic beauty of Potrero Hill

6/6/24

Dear Board Members,

My name is Rod Minott, and I am the co-founder of Save The Hill, a grassroots community organization in Potrero Hill established in 2012. Our group has the support of hundreds of local residents. I have been a resident of Potrero Hill for many years.

On behalf of Save the Hill, I am writing to express our strong support for the legislation that prohibits "Laboratory" uses in Urban Mixed Use (UMU) zones.

This zoning change will promote housing and community-focused developments while steering laboratory facilities to more appropriate areas. Presently, the Planning Code bans Life Science uses in UMU zones but allows Laboratory uses, creating confusion as most Laboratory uses today are related to biotechnology. This ambiguity has created a sizeable loophole, leading to biotech and laboratory developments that undermine residential growth. The proposed legislation will clarify this issue and prevent misuse.

Given the ambitious housing goals set forth by both the City and State, and the limited land available for development in the Eastern Neighborhoods, it is crucial to preserve opportunities for new housing. Our neighborhood needs more affordable housing, not laboratories.

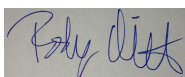
Laboratory uses in UMU zones also present additional problems. Among them:

- **Safety Concerns:** Labs often create inactive and isolated street frontages, particularly at night, which reduces street safety due to the lack of activity and surveillance.
- **Impact on Community Services and Small Businesses:** Laboratory developments tend to drive up costs, making it difficult for essential community services and small businesses to operate.
- **Toxic Risks:** The use of biohazards and hazardous chemicals in labs poses dangers in residential areas. Labeling laboratories as "non-life science" while permitting biotech may lead to insufficient regulation and oversight.

While I acknowledge the benefits of biotech innovation and the need for laboratory and Life Science facilities, UMU-zoned areas are not suitable for them. There are better locations for these facilities, such as Pier 70, the Power Station, and Candlestick Point, which are designed to accommodate such developments.

I urge you to approve the legislation that will eliminate laboratory uses in UMU zones.

Sincerely,



Rod Minott
On behalf of Save The Hill

From: [Rachel.Leibman1 Google](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Stop the Biotech Creep
Date: Thursday, June 6, 2024 8:27:17 AM

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

Dear Honorable Board Members,

I am Rachel Leibman and live in District 9. I am writing in support of the legislation eliminating LABORATORY uses in UMU zoned areas. Allowing biotech labs in the Mission would utterly destroy its character and displace small shops and restaurants. There are plenty of appropriate non-UMU zoned places for biotech development.

Sincerely,
Rachel Leibman

From: [Nataly Gattegno](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Letter of support: Eliminating lab uses in UMU
Date: Wednesday, June 5, 2024 3:21:21 PM

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

Dear Honorable Board Members,

I have lived and worked in Dogpatch for 11 years. I own a home and a business in the neighborhood and have seen it undergo monumental and exciting change over time. I thank you for your work supporting, growing and evolving our neighborhood as the city has changed.

I am writing in support of the legislation you are considering that would eliminate Laboratory uses in Urban Mixed Use (UMU). This zoning clarification will encourage housing and community serving uses, while propelling Lab uses in more appropriate locations. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning while allowing Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning some murky analysis to distinguish between biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Remaining opportunities for new housing must be protected, especially when considering the ambitious goals set in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the groundbreaking benefits of biotech innovation, but not in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

Here is why Lab Use should be disallowed in UMU:

- **Housing is critical:** We need more housing in UMU, not labs.
- **Safety:** The insularity of lab buildings create unsafe dead zones on street frontage, particularly at night with no eyes on the street.
- **Noise:** 24/7 compressors and backup generator noise in labs are not compatible with residential uses.
- **Dead ground floors:** Labs are opaque with no public sidewalk interface and no public access, essentially killing the sidewalks.
- **Pricing out community and small businesses:** Lab spec buildings price out desperately needed neighborhood-serving uses.
- **Toxic:** Biohazards & hazardous chemicals used in labs are dangerous in residential

areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects may evade regulation and proper oversight.

- Preserving mixed use zoning ensures **economic diversity and resilience** through economic downturns
- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other public benefits

Thank you for taking the time considering this, and for your work on behalf of our communities.

Sincerely,
Nataly Gattegno

From: [An Van de Moortel](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Support Letter for Lab prohibition in UMU
Date: Wednesday, June 5, 2024 1:41:40 PM

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Dear Honorable Board Members,

I live in the Dogpatch area of San Francisco and I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while propelling Lab uses *in appropriate locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning some murky analysis to distinguish between biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected. So many examples in San Francisco where streets only have offices, for example many blocks in Mission Bay are dead zones before and after business hours and in the weekend, resembling ghost streets.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land **offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development**. As a community we have supported and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

Lab use must be disallowed in UMU. Here's why:

- HOUSING in CRITICAL NOW: We need housing in UMU NOT labs.
- SAFETY: The insularity of Labs create unsafe dead zones on street frontage, particularly at night, no eyes on the street
- NOISE: 24/7 compressors and backup generator noise in Labs are not compatible with residential uses.

- UNFRIENDLY: ground floor uses in UMU are pedestrian friendly; Labs fail as they are opaque with no public sidewalk interface and no public access
- OPPORTUNITY COST TO COMMUNITY SERVICES & SMALL NEIGHBORHOOD BUSINESSES: Lab spec builds price out desperately needed neighborhood-serving uses.
- TOXIC: Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as “non life science” while allowing biotech may mean that projects may evade regulation and proper oversight.
- Preserving mixed use zoning ensures ECONOMIC DIVERSITY AND RESILIENCE through economic downturns
- Encourage Lab uses at the Power Station, Pier 70 and Candlestick Park where they will help pay for affordable housing, open space and other PUBLIC BENEFITS

Sincerely,
An Van de Moortel

From: [Emily Block](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Eliminate Laboratory Uses in UMU Areas
Date: Wednesday, June 5, 2024 1:08:42 PM

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

Dear Supervisors,

Please support the legislation eliminating "Laboratory Uses" in Urban Mixed Use (UMU) areas. We need more housing, not biotech companies that store biohazards, in Urban Mixed Use zones. Redirect these laboratories to areas of San Francisco that are zoned for these purposes - one example is Pier 70.

This legislation reduces risk to public safety by allowing labs (housing hazardous materials) to be built near schools, playgrounds and residences. The Eastern Neighborhoods already have so many housing challenges amid hasty and greedy development.

This is a fantastic amendment to the Planning Code! I am hoping the public will see a unanimous vote next week.

Thank you,
Emily Block
415-505-0577

From: [Philip Anasovich](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#)
Subject: Laboratory uses legislation
Date: Wednesday, June 5, 2024 10:26:57 AM

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Dear Honorable Board Members,

I live on Potrero Hill at the corner of Missouri and 18th Streets.. I am writing in support of the legislation eliminating LABORATORY Uses in Urban Mixed Use (UMU).

This zoning clarification will encourage housing and community serving uses, while propelling Lab uses *in appropriate locations*. Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning at the same time it allows Laboratory uses. The distinction is unclear considering that nearly all current Laboratory uses involve biotechnology. Rather than assigning some murky analysis to distinguish between biotech and Life Science, the proposed legislation will eliminate any confusion or opportunity for misinterpretation.

Considering the ambitious goals in the Housing Element and relatively little land still available for development in the Eastern Neighborhoods, remaining opportunities for new housing must be protected.

I am generally in support of the construction of Laboratories and Life Science facilities and recognize the benefit to all of biotech innovation, but NOT in UMU-zoned parcels. Pier 70, the Power Station and Candlestick Point, along with ample PDR (Production Distribution Repair) land offer thousands of square feet of purpose-built opportunities for laboratory and biotechnology development. As a community we have supported and greatly look forward to these large planned developments coming to fruition as they will also provide much needed public benefits to our neighborhood.

Put simply, we are being overwhelmed by laboratories and this is not positive in many ways, but the main thing is that neighborhood character and vitality are negatively impacted. Please help stop this erosion.

Sincerely,

Philip Anasovich, Architect

298 Missouri St.

San Francisco, CA 94107

From: [Sasha Gala](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Amend the Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Wednesday, June 5, 2024 9:16:28 AM

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

Dear Board of Supervisors,

First, a sincere thank you for working tirelessly to maintain and evolve our great city.

I write in to support the legislation eliminating Laboratory Uses in Urban Mixed Use (UMU) areas.

This zoning clarification will encourage housing and community serving uses, while promoting Lab uses in safer locations. The Planning Code currently prohibits any Life Science uses in Urban Mixed Use (UMU) zoning yet at the same time it allows Laboratory uses. The distinction is unclear considering that the vast majority of current Laboratory uses involve biotechnology. Rather than assigning an equivocal analysis to distinguish between biotech and Life Science, which can lead to future misinterpretation, *this proposed legislation will provide clarity and prevent abuse.*

I recently worked in a leadership capacity at a Bay Area biotech company and recognize the need for biotech innovation. However, I do NOT support it in UMU-zoned parcels. I am particularly concerned about safety (e.g. dead zones at night) and the potential escape of hazardous chemicals in residential areas where people live and children go to school. Facilities such as this one belong in more appropriate places that are zoned for such use. Consider other places such as Pier 70, the Power Station or Candlestick Point.

Finally, the goals of the General Plan to prioritizing housing must be factored here: Eastern Neighborhoods already have very little land left for desperately needed housing.

Please vote in favor of this much needed clarification to the Planning Code.

Sasha Gala
D10 Homeowner

From: [Matt Boden](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: [Gee, Natalie \(BOS\)](#); [Burch, Percy \(BOS\)](#)
Subject: Amending Planning Code - Laboratory Uses in UMU Zoning Districts
Date: Tuesday, June 4, 2024 10:06:20 PM

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

Dear Honorable Board of Supervisors,

I live in District 10 in Potrero Hill. I write to support the legislation eliminating Laboratory Uses in Urban Mixed Use (UMU). A special thank you to Supervisor Walton for introducing it.

I am a research scientist who has worked in public health in the Bay Area for my entire career. I wholeheartedly support life sciences for biotech innovation (and their necessary facilities) when they are built in appropriate places, not in UMU zoned areas. This legislation will have the secondary benefit of upholding the Housing Element's goals for preserving space for housing which is already scarce in the Eastern Neighborhoods.

California requires SF to build 80,000 Housing Units by 2030 which means we're likely to lose all local planning control on residential development. We need AFFORDABLE HOUSING, not labs, in our mixed use neighborhood.

Please redirect such facilities to places appropriate for such uses, such as Pier 70, the Power Station or Candlestick Point. Biohazards & hazardous chemicals used in labs are dangerous in residential areas. Identifying laboratories as "non life science" while allowing biotech may mean that projects may evade regulation and proper oversight.

I urge the Board to vote for this legislation in the interest of public safety and the need to preserve land for building homes during this housing crisis.

Sincerely,

Matt Boden
243 Texas St