

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Bayview Industrial Triangle Redevelopment Area Rezoning

Ordinance amending the Planning Code by amending the Zoning Map to change the use classification of certain parcels in the Bayview Industrial Redevelopment Project Area (Project Area) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height and bulk classification of certain parcels in the Project Area from 40-X to 65-X; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, parcels in the Bayview Industrial Triangle Redevelopment Area are zoned M-1 (light industrial) and NC-3 (moderate-scale neighborhood commercial). Height limits are generally 65 feet, with several parcels limited to 40 feet.

Amendments to Current Law

This ordinance would amend the Planning Code zoning controls for the area to PDR-1-G (general production, distribution and repair) and NCT-3 (moderate-scale neighborhood commercial transit). Parcels zoned for 40 feet would increase to 65 feet.

Background Information

The Bayview Industrial Triangle Redevelopment Area, along 3rd Street, is set to expire in June 2020. This ordinance would change the underlying zoning within the area from M-2 (a zoning district that is being phased out by the Planning Department) and NC-3, to PDR and NC-T. Because housing is allowed as a conditional use in M-2 zones, but not allowed in PDR zones, this rezoning will reduce the residential capacity of the City by approximately 61 units. Therefore, under Government Code section 66300(i)(1), adopted by Senate Bill 330 in 2019, it is contingent on the increased residential capacity proposed in the rezoning for the Potrero Power Station mixed use project (approximately 1300 additional units).