

[Zoning Map and Planning Code Amendments - Bayshore Boulevard Home Improvement Special Use District]

Ordinance amending the San Francisco Planning Code by adding Section 249.65 to establish the Bayshore Boulevard Home Improvement Special Use District for the properties on lots fronting Bayshore Boulevard from Jerrold Avenue south to the 1-280 Freeway, the west side of Loomis Street from Jerrold Avenue south to the 1-280 Freeway, Oakdale Avenue from Loomis Street to Bayshore Boulevard, Marengo Street from Bayshore Boulevard to Waterloo Street and the west side of Boutwell Street from Industrial Street south to the 1-280 Freeway, and also including some lots on Cortland Avenue; amending the Zoning Map of the City and County of San Francisco to rezone the designated blocks and lots from the current M-1 and P/M-1 zoning to PDR-2, P/PDR-2 and the Bayshore Boulevard Home Improvement Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are *strike-through italics Times New Roman*. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco hereby finds and determines that:

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources

1 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
2 Supervisors in File No. 101313 and is incorporated herein by reference.

3 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning
4 Code amendments will serve the public necessity, convenience, and welfare for the reasons
5 set forth in Planning Commission Resolution No. R-18222, and the Board incorporates such
6 reasons herein by reference. A copy of Planning Commission Resolution No. R-18222 is on
7 file with the Clerk of the Board of Supervisors in File No. 101313.

8 (c) The Board finds that these Planning Code amendments are consistent with the
9 General Plan and with the priority policies of Planning Code Section 101.1 for the reasons set
10 forth in Planning Commission Resolution No. R-18222, and the Board hereby incorporates
11 such reasons herein by reference.

12 Section 2. The San Francisco Planning Code is hereby amended by adding Section
13 249.65, to read as follows:

14 SEC. 249.65. BAYSHORE BOULEVARD HOME IMPROVEMENT SPECIAL USE DISTRICT.

15 (a) General. A Special Use District entitled the Bayshore Boulevard Home Improvement
16 Special Use District, the boundaries of which are designated on Sectional Maps SU08 and SU10 of the
17 Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth
18 below. The Bayshore Boulevard Home Improvement Special Use District consists of properties on lots
19 fronting Bayshore Boulevard from Jerrold Avenue south to the I-280 Freeway, the west side of Loomis
20 Street from Jerrold Avenue south to the I-280 Freeway, Oakdale Avenue from Loomis Street to
21 Bayshore Boulevard, Marengo Street from Bayshore Boulevard to Waterloo Street and the west side of
22 Boutwell Street from Industrial Street south to the I-280 Freeway, and also include some lots on
23 Cortland Avenue; the blocks and lots included in the Bayshore Boulevard Home Improvement Special
24 Use District are designated in amendments to Sectional Maps SU08 and SU010 of the Zoning Map of
25 the City and County of San Francisco.

1 **(b) Purpose.** The purpose of the Bayshore Boulevard Home Improvement Special Use
2 District is to encourage and promote businesses of varying types that are focused on home
3 improvement, particularly those that emphasize sensitivity to the environment and sustainable use of
4 natural resources through products offered and/or treatment of the site and building. The Bayshore
5 Boulevard Home Improvement Special Use District intends to create a mixed commercial district,
6 which includes retail and production, distribution and repair businesses, and to enable synergies
7 between retail and other businesses dedicated to the physical improvement of property and related
8 home furnishings. The intent of this district is also to retain and promote locally grown businesses and
9 to provide employment opportunities at a wide range of levels for local residents. The Special Use
10 District is located in a Redevelopment Plan Area, for which local hiring is an explicitly stated
11 goal. The Bayview Hunters Point "Employment and Contracting Policy," an adopted
12 Redevelopment Agency document, establishes construction, permanent, and trainee goals for
13 certain types of projects in the area. These goals meet or exceed the requirements of Chapter
14 83 of the San Francisco Administrative Code (First Source Hiring Policy) and San Francisco's
15 CityBuild Program. This Special Use District was created in conjunction with other Citywide
16 initiatives to physically and economically improve the project area and create a coherent and
17 identifiable place in San Francisco for consumers shoppers to find home improvement related
18 businesses and services.

19 **(c) Controls.** The following controls shall apply in the Bayshore Boulevard Home
20 Improvement Special Use District:

21 **(1)** Notwithstanding the underlying controls, a A retail sales and personal service
22 use as defined by in Section 218 of this Code shall be permitted regardless of the use size
23 limitations in Sections 218(b) through (d), however the use size controls set forth in Section
24 121.6 shall continue to apply.

1 (2) ~~Notwithstanding the underlying controls, Establishment of any of the following~~
2 ~~uses shall require a~~Conditional Use a~~Authorization under Section 303 of this Code;~~

3 (A) ~~establishment of a new formula retail use as defined in Section 703.3(b) of this Code~~
4 ~~that is 10,000 square feet or larger;~~

5 (B) ~~establishment of a new liquor store as defined by in Section 790.55 of this Code;~~

6 (C) ~~establishment of a new drive up facility as defined by in Section 790.30 of this Code;~~

7 (D) ~~establishment of a new an adult entertainment establishment as defined by in Section~~
8 ~~221(k) of this Code;~~

9 (E) ~~establishment of a new an automotive use as defined by in Section 223 of this Code;~~

10 ~~and~~

11 (F) ~~establishment of a new fringe financial use service as defined by in Section 249.35~~
12 ~~of this Code.~~

13 (3) ~~Except for the conditional use square footage threshold for formula retail, the~~
14 ~~other controls of Section 121.6 of this Code shall apply to Large Scale Retail Uses;~~

15 (4) ~~Notwithstanding the underlying controls, n~~No off-street parking spaces shall be
16 required. The maximum permitted number of accessory off-street parking spaces permitted shall be
17 that which would apply to accessory off-street parking for a PDR-2 District absent this Special
18 Use District as specified in Section 151.1 of this Code.

19 (4) (5) ~~The following New construction projects and major alterations shall be consistent~~
20 ~~with follow the policies and guidelines of the "Bayshore Boulevard Home Improvement District~~
21 ~~Design Guidelines" as adopted by the Planning Commission and amended from time to time;.~~

22 (A) ~~New construction; or~~

23 (B) ~~An increase in gross floor area of more than 25 percent.~~

24 (5) (6) ~~The provisions for demolition of PDR buildings set forth in Section 231A of this Code,~~
25 ~~which relate to demolition of PDR buildings, shall not apply.~~

1 ~~(6) (7) Enhanced~~ The requirements for street trees as required by set forth in Section 428
2 443(i) of this Code shall apply.

3 (7) Formula retail uses as defined in Section 703.3(b) of this Code that are 10,000
4 square feet or larger shall be subject to the Redevelopment Agency's Bayview Hunters Point
5 "Employment and Contracting Policy."

6 (d) Conditional Use Authorization Criteria. In evaluating any eConditional uUse
7 Authorization application pursuant to these controls, the Planning Commission shall consider the
8 following criteria in addition to the criteria of Section 303(c) of this Code as well as Section 303(i)
9 for formula retail uses:

10 (1) The proposed use and/or building proposal is in conformity with the purpose and
11 intent of the Bayshore Boulevard Home Improvement Special Use District;

12 (2) The proposed use and/or building demonstrates leadership in sustainability
13 proposal contributes to the sustainable character and function of the Bayshore Boulevard
14 Home Improvement SUD;

15 (3) Any new, reconfigured, or reconstructed building complies The proposal is
16 consistent with the policies and guidelines of the Bayshore Boulevard Home Improvement District
17 Design Guidelines.

18 Section 3. The San Francisco Planning Code is hereby amended by amending
19 Sectional Maps ZN08, ZN10, SU08, and SU10 of the Zoning Map of the City and County of
20 San Francisco, as follows:

| <u>Description of Property</u> | <u>Use Districts to be Superseded</u> | <u>Use Districts Hereby Approved</u> |
|---|---------------------------------------|--|
| Block 5371, Lots 018 and 019; Block 5372, Lots 006, 008, and 009; Block 5533, Lots 047 and 048. | M-1, IPZ SUD | PDR-2; Bayshore Boulevard Home Improvement SUD |
| Block 5375, Lot 059 and 061 | M-1 | PDR-2; Bayshore Boulevard |

Supervisor Maxwell
BOARD OF SUPERVISORS

| | | | |
|----|--|-------------------|--|
| 1 | | | Home Improvement SUD |
| 2 | Block 5533, Lot 049 | P/M-1, IPZ SUD | P/PDR-2; Bayshore Boulevard Home Improvement SUD |
| 3 | | | |
| 4 | Block 5559, Lots 002, 004, 005, 006, 008, 009, 015, 016, 018, 019, 020, 021; Block 5560, Lots 001, 003, 010, 058, 059, 065, 066, 093, 095, 096, 098, 099 through 108; Block 5573, Lots 001 and 005; Block 5576, Lot 001; Block 5582, Lots 001, 002, 001A; Block 5594, Lots 012 through 015; Block 5595, Lot 001; Block 5596, Lots 001, 012 through 015, 017B, 017D, 038, 039, 041, 042, 043, 050, 052, 053, and 054. | M-1, IPZ SUD | PDR-2; Bayshore Boulevard Home Improvement SUD |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | Block 5573, Lot 023 | P/M-1 | P/PDR-2; Bayshore Boulevard Home Improvement SUD |
| 10 | | | |
| 11 | | | |
| 12 | Block 5596, Lot 051 | P/M-1, IPZ SUD | P/PDR-2; Bayshore Boulevard Home Improvement SUD |
| 13 | | | |
| 14 | Block 5598, Lots 006, 008, 009, 011, 013, 015, 016, 018, 021, 028, 029, 030, and 031; Block 5607, Lots 001, 005, 006, 038, and 039; | M-1, IPZ SUD | PDR-2; Bayshore Boulevard Home Improvement SUD |
| 15 | | | |
| 16 | Block 5607, Lot 047. | M-1 | PDR-2; Bayshore Boulevard Home Improvement SUD |
| 17 | | | |
| 18 | Block 5693, Lots 003A and 036. 037, 038, 041, and 042. | M-1 | PDR-2; Bayshore Boulevard Home Improvement SUD |
| 19 | | | |
| 20 | Block 5657, Lots 008B, 008C, 009, 009A, 009D, and 052. | C-M, IPZ SUD | PDR-1-G |
| 21 | | | |
| 22 | Block 5657, Lot 51. | C-M/RH-1, IPZ SUD | RH-1, Bernal Heights SUD |
| 23 | | | |
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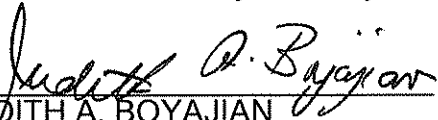
Block 5657, Lot 40.

C-M

PDR-I-G

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:


JUDITH A. BOYAJIAN
Deputy City Attorney



City and County of San Francisco

Tails

Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 101313

Date Passed: December 14, 2010

Ordinance amending the San Francisco Planning Code by adding Section 249.65 to establish the Bayshore Boulevard Home Improvement Special Use District for the properties on lots fronting Bayshore Boulevard from Jerrold Avenue south to the 1-280 Freeway, the west side of Loomis Street from Jerrold Avenue south to the 1-280 Freeway, Oakdale Avenue from Loomis Street to Bayshore Boulevard, Marengo Street from Bayshore Boulevard to Waterloo Street and the west side of Boutwell Street from Industrial Street south to the 1-280 Freeway, and also including some lots on Cortland Avenue; amending the Zoning Map of the City and County of San Francisco to rezone the designated blocks and lots from the current M-1 and P/M-1 zoning to PDR-2, P/PDR-2 and the Bayshore Boulevard Home Improvement Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

November 22, 2010 Land Use and Economic Development Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

November 22, 2010 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED

December 07, 2010 Board of Supervisors - PASSED, ON FIRST READING

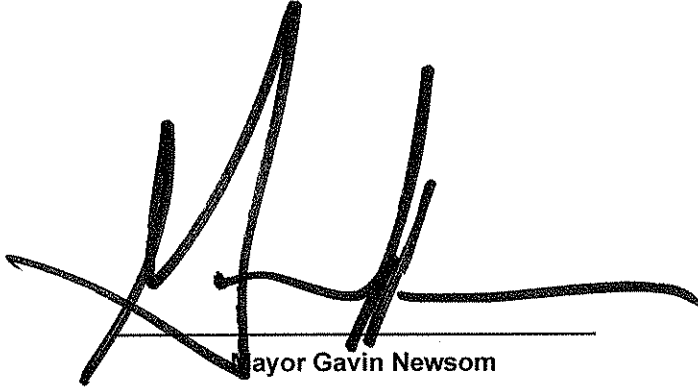
Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi

December 14, 2010 Board of Supervisors - FINALLY PASSED


Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi

File No. 101313

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
12/14/2010 by the Board of Supervisors of
the City and County of San Francisco.



Mayor Gavin Newsom



Angela Calvillo
Clerk of the Board

December 21, 2010
Date Approved