

File No. 240641

Committee Item No. 3

Board Item No. 18

COMMITTEE/BOARD OF SUPERVISORS

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Date: Dec 9, 2024

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Date: Dec 17, 2024

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Prepared by: John Carroll

Date: December 5, 2024

Prepared by: John Carroll

Date: December 13, 2024

Prepared by: _____

Date: _____

1 [Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District]

2

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

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

14

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

16

17 Section 1. Environmental and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
 19 ordinance comply with the California Environmental Quality Act (California Public Resources
 20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 21 Supervisors in File No. 240641 and is incorporated herein by reference. The Board affirms
 22 this determination.

23 (b) On _____, the Planning Commission, in Resolution No. _____,
 24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
 25 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
2 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
4 amendments will serve the public necessity, convenience, and welfare for the reasons set
5 forth in Planning Commission Resolution No. _____, and the Board adopts such
6 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of
7 Supervisors in File No. _____ and is incorporated herein by reference.

8
9 Section 2. General Findings.

10 (a) The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses
11 and complete neighborhoods while retaining the character of formerly industrial areas in the
12 Eastern Neighborhoods area of the City. It also serves as a transition between residential
13 districts and formerly industrial districts. Allowed uses in the UMU District include housing,
14 neighborhood and business services, arts activities and light manufacturing. Office uses are
15 limited, and Life Science use is prohibited.

16 (b) UMU zoning was developed to mediate tensions between residential and
17 commercial uses competing over limited land and building space. Those tensions have
18 continued in recent years, including with proposed Laboratory developments in the UMU that
19 have marketed themselves as available for Life Science uses, despite the prohibition of Life
20 Science.

21 (c) In 2021, the City enacted legislation to delete the Life Science and Medical Special
22 Use District, indicating a clear legislative desire to limit this use in the Eastern Neighborhoods
23 – in that specific case, in the Central Waterfront neighborhood. Specifically, that legislation
24 found that some Office and Life Science uses that opened in the area did not serve or
25 contribute in a positive way to the neighborhood, because they were located in spaces that

1 would otherwise have been available to a more diverse set of uses.

2 (d) These problems continue today. Prolific Life Science and Laboratory
3 developments in mixed use neighborhoods result in the loss of opportunities for housing,
4 community-serving amenities and the complete neighborhoods that were primary goals of the
5 Eastern Neighborhoods Plan, and the UMU District in particular. Additionally, the lack of
6 buffer between Life Science and Laboratory uses and residential uses raises health and
7 safety concerns similar to those from impactful industrial uses found in Production,
8 Distribution and Repair (PDR) zones. This ordinance aims to address these problems.

9
10 Section 3. Articles 1 and 8 of the Planning Code are hereby amended by revising
11 Sections 102, 803.9 and 838, to read as follows:

12
13 **SEC. 102. DEFINITIONS**

14
15 * * * *

16 **L**

17 **Laboratory.** A Non-Retail Sales and Services Use intended or primarily suitable for
18 scientific research. The space requirements of uses within this category include specialized
19 facilities and/or built accommodations that distinguish the space from Office uses, Light
20 Manufacturing, or Heavy Manufacturing. Examples of laboratories include the following:

- 21 (a) Chemistry, biochemistry, or analytical laboratory;
- 22 (b) Engineering laboratory;
- 23 (c) Development laboratory;

1 (d) Biological laboratories including those classified by the Centers for Disease
2 Control and Prevention (CDC) and National Institutes of Health (NIH) as Biosafety level 1,
3 Biosafety level 2, or Biosafety level 3;

4 (e) Animal facility or vivarium, including laboratories classified by the CDC/NIH as
5 Animal Biosafety level 1, Animal Biosafety level 2, or Animal Biosafety level 3;

6 (f) Support laboratory;

7 (g) Quality assurance/Quality control laboratory;

8 (h) Core laboratory; ~~and~~

9 (i) Cannabis testing facility (any use requiring License Type 8—Testing Laboratory, as
10 defined in California Business and Professions Code, Division 10); and

11 (j) Biotechnology research and experimental development.

12 * * * *

13
14 **SEC. 803.9. COMMERCIAL USES IN EASTERN NEIGHBORHOODS MIXED USE**
15 **DISTRICTS.**

16
17 * * * *

18 (c) **Preservation of Historic Buildings within and UMU Districts.** The following
19 rules are intended to support the economic viability of buildings of historic importance within
20 the UMU District.

21 (1) This subsection applies only to buildings that are a designated landmark
22 building, or a building listed on or determined eligible for the California Register of Historical
23 Resources by the State Office of Historic Preservation.

24 (2) All uses, except for Laboratory, are permitted as of right, provided that:

25 (A) The project does not contain nighttime entertainment.

1 (B) Prior to the issuance of any necessary permits, the Zoning
2 Administrator, with the advice of the Historic Preservation Commission, determines that
3 allowing the use will enhance the feasibility of preserving the building.

4 (C) Residential uses meet the affordability requirements of the
5 Residential Inclusionary Affordable Housing Program set forth in Section 415 et seq.

6 (3) The Historic Preservation Commission shall review the proposed project for
7 compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any
8 applicable provisions of the Planning Code.

9 * * * *

10
11 **SEC. 838. UMU – URBAN MIXED USE DISTRICT.**

12 The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while
13 maintaining the characteristics of this formerly industrially-zoned area. It is also intended to
14 serve as a buffer between residential districts and PDR districts in the Eastern
15 Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair
16 uses such as light manufacturing, home and business services, arts activities, warehouse,
17 and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime
18 entertainment. Housing is also permitted, but is subject to higher affordability requirements.
19 Family-sized dwelling units are encouraged. Within the UMU, ~~o~~Office uses are generally
20 prohibited in the Mission Area Plan and elsewhere are restricted to the upper floors of multiple
21 story buildings. In considering any new land use not contemplated in this District, the Zoning
22 Administrator shall take into account the intent of this District as expressed in this Section
23 ~~8483~~ and in the General Plan. Accessory Dwelling Units are permitted within the district
24 pursuant to Section s 207.1 and 207.2 ~~(e)(6)~~ of this Code.

Table 838

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Urban Mixed Use District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Sales and Service Category		
* * * *		
Non-Retail Sales and Service*	§ 102	P
<i>Laboratory</i>	<i>§ 102</i>	<i>NP</i>
Life Science	§ 102	NP(5)
Office Uses	§§ 102; 803.9(f)	P(4)
Professional Services, Non-Retail	§§ 102	P(4)
* * * *		

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the “Note” that appears under
2 the official title of the ordinance.

3 APPROVED AS TO FORM:
4 DAVID CHIU, City Attorney

5 By: /s/ Andrea Ruiz-Esquide
6 ANDREA RUIZ-ESQUIDE
7 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District]

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.

Existing Law

The Planning Code sets forth different zoning districts where different uses are permitted, conditionally permitted, or prohibited, and where various controls (such as density, height and bulk standards, rear yard, and open space requirements) apply.

The Urban Mixed Use (UMU) district was created in 2008 as part of the Eastern Neighborhoods area plans and related rezoning effort. According to the Planning Code, the UMU “is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the upper floors of multiple story buildings.”

Currently, Laboratory uses are permitted within the UMU, as part of the larger zoning category of “Non-Retail Sales and Service.” Life Science uses are not permitted. The current definitions of Laboratories and Life Science, which apply Citywide, do not include biotechnology.

Amendments to Current Law

This ordinance amends the current definition of Laboratory uses to include biotechnology research and experimental development. It also makes Laboratory uses not permitted within the UMU, and makes conforming changes to other Planning Code sections that regulate uses in the UMU.

Background Information

The ordinance contains findings explaining that UMU zoning was developed to mediate tensions between residential and commercial uses competing over limited land and building space.

Those tensions have continued in recent years, including with proposed Laboratory developments in the UMU that have marketed themselves as available for Life Science uses, despite the prohibition of Life Science. This has resulted in the loss of opportunities for housing, community-serving amenities and the complete neighborhoods that were primary goals of the Eastern Neighborhoods Plan, and the UMU District in particular.

The ordinance intends to address these problems.

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August 13, 2024

Ms. Angela Calvillo, Clerk
Honorable Supervisor Walton
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-005622PCA:**
Laboratory Uses in the Urban Mixed Use Zoning District
Board File No. 240641

Planning Commission Recommendation: Adopted a Recommendation for Disapproval

Dear Ms. Calvillo and Supervisor Walton,

On August 1, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Walton. The proposed ordinance would amend the Planning Code to revise the definition of Laboratory to include Biotechnology. It would also make Laboratory uses a prohibited use in the Urban Mixed Use (UMU) zoning district. At the hearing the Planning Commission adopted a recommendation for disapproval.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr

Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, Deputy City Attorney
Percy Burch, Aide to Supervisor Walton
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21601

HEARING DATE: AUGUST 1, 2024

Project Name: Laboratory Uses in the Urban Mixed Use Zoning District
Case Number: 2024-005622PCA [Board File No. 240641]
Initiated by: Supervisor Walton / Introduced June 4, 2024
Staff Contact: Veronica Flores, Legislative Affairs
Veronica.Flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION OF DISAPPROVAL OF A PROPOSED 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.

WHEREAS, on June 4, 2024 Supervisor Walton introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 240641, which would amend 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 (UMU) zoning district;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on August 1, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **adopts a recommendation of disapproval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance yields unintended consequences to solve specific neighborhood concerns related to Laboratory uses. The amendment prohibiting Laboratory uses within UMU districts is problematic and undesirable. UMU districts are meant to serve as a buffer between residential and PDR districts. The Commission is concerned that prohibiting Laboratory uses within UMU districts has the unintended consequence of forcing Laboratory uses to expand or open within the PDR districts. This goes directly against the General Plan's goals of protecting and preserving PDR uses and districts.

As drafted, the addition of "biotechnology research and experimental development" in the Laboratory definition does not change how this use is defined, it merely provides an additional example of what a Laboratory use may be. The proposed Ordinance does not reduce the confusion between overlapping definitions of Laboratory and Life Science.

General Plan Compliance

The proposed Ordinance is INCONSISTENT with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed Ordinance prohibits Laboratory uses within the UMU Zoning Districts. This may cause a spillover effect and Laboratory uses and biotechnology development may encroach into the city's PDR uses and districts.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Ordinance prohibits Laboratory uses within the UMU Zoning Districts. This reduces the areas that Laboratory uses are allowed in the city, potentially forcing new Laboratory uses to establish themselves outside city borders.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.4

Assist newly emerging economic activities.

The proposed Ordinance prohibits Laboratory uses within the UMU districts. This may get in the way of potential biotechnology research and development from occurring in San Francisco and may inhibit some of these innovations. The city should assist in providing support to these types of ventures, rather than add additional hurdles for them.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY, THE EQUITABLE DISTRIBUTION OF INFRASTRUCTURE, AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1

Maintain and enhance a favorable business climate in the city.

There is a need for and the desire for Laboratory uses in San Francisco. The proposed Ordinance would reduce the allowed zoning districts for Laboratory uses. This may result in Laboratory uses encroaching in our PDR districts.

Policy 4.2

Promote and attract those economic activities with potential benefit to the City.

The proposed Ordinance would prohibit Laboratory uses within the UMU districts, directly opposing Policy 4.2. This policy is centered on attracting new businesses to the city that would potentially benefit the city. Laboratory uses and biotechnology firms provide great benefits in advanced research and development.

Policy 4.3

Carefully consider public actions that displace existing viable industrial firms.

The proposed Ordinance responds to concerns from specific neighborhoods and applies a proposed solution to the entirety of UMU Zoning Districts. However, one unintended consequence of this is potentially displacing our PDR uses.

Policy 4.5

Control encroachment of incompatible land uses on viable industrial activity.

The proposed Ordinance bans Laboratory uses within UMU, forcing Laboratory uses to seek other locations where they would still be permitted. This would negatively impact our PDR districts as it increases competition within our PDR districts, potentially driving up costs of PDR spaces.

CENTRAL WATERFRONT AREA PLAN

OBJECTIVE 1.7

RETAIN THE CENTRAL WATERFRONT'S ROLE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES.

Policy 1.7.1

In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types.

The proposed Ordinance is inconsistent with this policy because it forces Laboratory uses, a Non-Retail Sales and Service use, to be established outside UMU districts. UMU districts are meant to be buffer zones between residential and PDR districts. The proposed Ordinance restricts Laboratory uses from opening up in this buffer zone.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve

the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would cause displacement of the industrial or service sectors due to restrictions on Laboratory uses, and future opportunities for resident employment or ownership in these sectors would be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION OF DISAPPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 1, 2024.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2024.08.12 08:36:39 -07'00'

AYES: McGarry, So, Braun, Diamond
NOES: Williams, Imperial, Moore
ABSENT: None
ADOPTED: August 1, 2024



EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT

HEARING DATE: August 1, 2024

90-Day Deadline: September 11, 2024

Project Name: Laboratory Uses in the Urban Mixed Use Zoning District

Case Number: 2024-005622PCA [Board File No. 240641]

Initiated by: Supervisor Walton / Introduced June 4, 2024

Staff Contact: Veronica Flores Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

Environmental

Review: Not a Project Under CEQA

Recommendation: **Disapproval**

Planning Code Amendment

The proposed Ordinance would amend 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 (UMU) zoning district.

The Way It Is Now:

1. Section 102 defines “Laboratory” as a Non-Retail Sales and Services Use intended or primarily suitable for scientific research. The definition notes how this use is distinguished from Office uses, Light Manufacturing, or Heavy Manufacturing. The definition also includes some examples of laboratories.
2. Laboratory uses are generally permitted in the UMU zoning district.

The Way It Would Be:

1. The list of *examples* of “Laboratory” use would be expanded to include “biotechnology research and experimental development”.
2. Laboratory uses would be prohibited in the UMU zoning district.

Background

Adopted in 2009, the Eastern Neighborhoods Plan included plans for the future growth, development, and preservation of a number of neighborhoods on San Francisco’s east side: SoMa, Mission, Showplace Square/Potrero Hill, and Central Waterfront. Of the four Area Plans within the Eastern Neighborhoods Plan, the UMU Zoning Districts span three Area Plans: Mission, Showplace Square/Potrero Hill, and Central Waterfront.

The Mission Area Plan seeks to preserve the diversity and vitality of the Mission. It also seeks to increase the amount of affordable housing and minimize displacement. The Mission has a well-developed neighborhood infrastructure, easy access to shops and restaurants, an architecturally rich and varied housing stock, rich cultural resources, and excellent transit access.

The Showplace Square/Potrero Hill Area Plan builds on the existing character of Showplace Square – Potrero Hill and stabilizes it as a place for living and working. It seeks to be a thriving residential, mixed-use neighborhood. The Area Plan also retains Showplace Square’s role as an important location for Production, Distribution and Repair (PDR) activities.

The Central Waterfront Plan was part of an overall strategy to protect industrial uses while accommodating growth and creating complete neighborhoods. The Central Waterfront Plan struck this balance with policies to preserve core PDR areas in the southern part of the Plan Area, while transitioning to UMU in the north. Additionally, the Life Science and Medical Special Use District (SUD) was established in the northern part of the Plan Area to support the creation and expansion of life science and medical uses. Of note, Policy 1.1.2 of the Central Waterfront Plan explicitly calls for “limited amounts of ...research and development” uses, which includes laboratories.

The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of the formerly industrially zoned area.

The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of the formerly industrially zoned area. It is also intended to serve as a buffer between residential districts and PDR Districts in the Eastern Neighborhoods. The UMU District allows a variety of uses including light manufacturing, home and business services, arts activities, warehouse, retail, educational facilities, and nighttime entertainment. Office uses are also allowed on upper floors, within the maximum limits on the number of designated office stories per Section 803.9(f).

PDR Districts protect production, distribution, and repair businesses from the inherent economic and operational competition and conflicts with housing, large office, large-scale retail, self-storage, and other

uses that are not permitted in these Districts. Despite not permitting these uses, the PDR-1-G district does allow for related uses like business services, laboratory, and health services; trade office; and small-scale retail.

The now repealed Life Science and Medical Special Use District (SUD) was previously bounded by Mariposa Street to the north, 3rd Street to the east, 23rd Street to the south and Iowa Street to the west. The Dogpatch Historic District was generally excluded from the boundaries of the SUD. Of the 93 parcels in the SUD, almost all parcels were classified as UMU zoning, two parcels were classified as general PDR-1-G, and three parcels were classified as Public.

The SUD principally permitted medical services, life science offices, and life science laboratory uses, even if the underlying zoning did not permit them.¹ (The terms “life science offices” and “life science laboratory uses” are unique from, but refer to, the land uses “life science” and “laboratory” defined in Sections 102, 890.52, and 890.53.) The SUD was repealed in 2021 in response to the community’s desire to protect against encroachment of larger office and life science research uses. The Dogpatch community was particularly concerned about a large increase in Laboratory uses given the proximity to the University of California, San Francisco (UCSF) campus at Mission Bay. The Dogpatch community also wanted to encourage more neighborhood-serving uses and housing. This proposed Ordinance is in line with those efforts by prohibiting all Laboratory uses (beyond “Life Science” labs) within all UMU Districts, which include areas of the Showplace/Lower Potrero and Mission neighborhoods.

Issues and Considerations

Planning Code Definitions

The proposed amendment adding the example of “biotechnology research and experimental development” to the Laboratory definition does not change the definition.

The Department recognizes that there is confusion about what and how biotechnology uses are classified in the Planning Code. That’s primarily because there are two seemingly overlapping definitions: Laboratory and Life Science. Under the Planning Code today, biotechnology activities are typically classified as a “Laboratory”, as most such activities are primarily focused on research and testing of biological materials and already fit under the Laboratory definition. This definition includes “(d) Biological laboratories including those classified by the Centers for Disease Control (CDC) and National Institutes of Health (NIH) as Biosafety level 1, Biosafety level 2, or Biosafety level 3”. The proposed amendment adding “biotechnology research and experimental development” does not change or expand the definition of Laboratory uses, it merely adds additional general terminology of what activities are categorized as Laboratory uses; however, this new terminology is arguably already covered by categories (d) and (e) of the Laboratory definition (see the following page).

¹ [Ordinance No. 202-21](#).

Laboratory and Life Science are defined under Section 102 as follows:

Laboratory = A Non-Retail Sales and Services Use intended or primarily suitable for scientific research. The space requirements of uses within this category include specialized facilities and/or built accommodations that distinguish the space from Office uses, Light Manufacturing, or Heavy Manufacturing. Examples of laboratories include the following:

- (a) Chemistry, biochemistry, or analytical laboratory;
- (b) Engineering laboratory;
- (c) Development laboratory;
- (d) Biological laboratories including those classified by the Centers for Disease Control (CDC) and National Institutes of Health (NIH) as Biosafety level 1, Biosafety level 2, or Biosafety level 3;
- (e) Animal facility or vivarium, including laboratories classified by the CDC/NIH as Animal Biosafety level 1, Animal Biosafety level 2, or Animal Biosafety level 3;
- (f) Support laboratory;
- (g) Quality assurance/Quality control laboratory;
- (h) Core laboratory; and
- (i) Cannabis testing facility (any use requiring License Type 8—Testing Laboratory, as defined in California Business and Professions Code, Division 10).

Life Science = A Non-Retail Sales and Service Use that involves the integration of natural and engineering sciences and advanced biological techniques using organisms, cells, and parts thereof for products and services. This includes the creation of products and services used to analyze and detect various illnesses, the design of products that cure illnesses, and/or the provision of capital goods and services, machinery, instruments, software, and reagents related to research and production. Life Science uses may utilize office, laboratory, light manufacturing, or other types of space. As a subset of Life Science uses, Life Science laboratories typically include biological laboratories and animal facilities or vivaria, as described in the Laboratory definition Subsections (d) and (e).

In the past 20 years, there have been about a dozen Letters of Determination (LOD) requests related to determining if a proposed use was a Laboratory or Life Science use. This in and of itself also illustrates how confusing the existing definitions are. On November 6, 2020, the Zoning Administrator issued an updated LOD clarifying of the characteristics and distinctions between Life Science and Laboratory uses. For a use to meet the definition of Life Science, it must use “the integration of natural and engineering sciences and advanced biological techniques using organisms, cells, and parts thereof **for products and services.**” The emphasis was that the Life Science definition hinges on the term “for products and services” as distinguished from general research and development. While the definition doesn’t specify to what extent the creation of products or provision of services must occur on site, it has generally been interpreted that such activities are integral to the definition of Life Science. Each proposal’s purpose, whether that of research or for commercial products, varies from tenant to tenant and cannot always be determined by looking at building plans alone.

This has made the existence of the Life Science definition challenging to implement and understand by the public. In the LOD, the Zoning Administrator confirmed that proposals would still need to be reviewed on a case-by-case basis for these reasons. For the full LOD, please refer to Exhibit C.

Ideally, the Life Science definition should be deleted entirely because the proposed research and testing projects all fall within the Laboratory definition.

When the Planning Commission heard the Ordinance repealing the Life Science and Medical SUD, there were discussions on these overlapping definitions and the confusion related to them². Similar questions arose during the recent Large Authorization and Shadow Findings hearing for 700 Indiana Street³. Given the confusion over the definitions and recognizing changes within the life science/biotechnology and PDR industries, these use definitions should be clarified. At minimum, the definitions should be amended to distinguish the physical space and the activities within it (i.e. biological laboratories, manufacturing, office space) rather than subtle distinctions of the activities' intentions or business model. Ideally, the Life Science definition should be deleted entirely because the proposed research and testing projects all fall within the Laboratory definition. Keeping the Life Science definition only perpetuates the confusion.

It should be noted that where Life Science uses are prohibited, the production that occurs under Life Science is also prohibited. This includes, for example, using biological material to produce products (e.g. lab-cultured meat, vaccines), which we would generally consider Light Manufacturing activities but for the Life Science definition. This being true in the UMU where Life Science is prohibited, despite light manufacturing otherwise being allowed and encouraged.

Focusing Definitions Based on Land Use

There have been many LODs to determine what the proposed land use is, but the definitions should instead focus on land use perspectives and impacts. If clearly delineated, a planner *should* be able to determine the land use based on the plans and simple information from the project sponsor. This would in turn eliminate the need for more LOD requests on this matter. Figure 1 (located on page 6) and the below descriptors are how these uses can be more clearly delineated based on land use considerations:

- **Laboratory:** intended or primarily suitable for scientific research, testing, or experiments, whether for products or services.
- **Manufacturing:** intended or primarily focused on the creation or production of goods for commercial sales/profits.
- The distinction between Laboratory and **Office** is that Laboratory uses have specialized facilities and/or build accommodations for research, including clean rooms, wet or dry laboratory facilities, etc. while Office uses do not. Laboratory uses may still have computers and workstations if they are

² See Case No. [2021-005030PCAMAP](#) heard on July 22, 2021

³ See Case No. [2023-001074ENXSHD](#) heard on June 13, 2024

dedicated to scientific research.

Most development projects for new construction or major alterations are proposed without specific tenants in mind. Applicants seek approval based on general use categories, which can change once a tenant is found. This applies to Laboratory uses as well as any commercial development. Plans may initially appear to be for offices or other uses, and the presence of a Laboratory may only become clear once a tenant is identified and specialized features are added. At that point, the sponsor can submit a change of use application to establish the Laboratory. Until then, the building is reviewed as an Office or other use. To ensure consistency and verify specialized features, specific projects (like 700 Indiana Street and 300 Kansas Street) must return to the Planning Department to confirm the new tenant is indeed a Laboratory use.

Focusing the definitions based on land use:

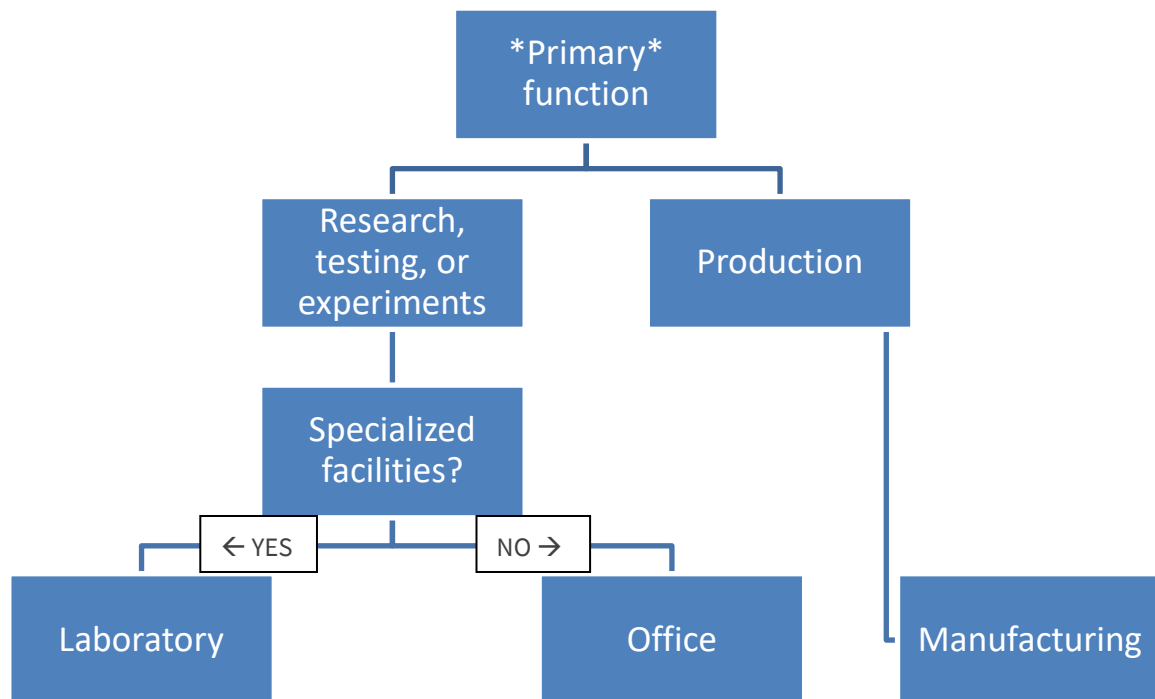


Figure 1: Use Definitions Based on Land Use

Biotechnology Industry

South San Francisco has long been nicknamed the “birthplace of biotechnology”. This is because Genentech, historically considered the world’s first major biotechnology company, is located there. The idea started when the two founders successfully created a technique for snipping out DNA and combining it with fragments of DNA from another organism.⁴ This was the beginning of many recent technological and medical advances. Since then, San Francisco and the greater Bay Area have attracted other biotechnology and pharmaceutical companies to the region.

⁴ [Bloomberg article, “Robert Swanson and Herbert Boyer: Giving Birth to Biotech.”](#)

San Francisco should continue to position itself to be at the forefront of these and other innovations. Prohibiting Laboratory uses with the UMU Districts risks biotechnology firms relocating to other neighborhoods, or even outside the city borders. Laboratory use would still be permitted within the Commercial, PDR, and M-Industrial districts; however, the proposed Ordinance effectively puts pressure on these other districts, particularly in the PDR zones (as detailed in the next section).

Additionally, these companies also offer employment for a range of skills, including entry level laboratory technicians and other positions that do not require advanced degrees or years of experience.

The biotechnology industry draws the best and the brightest to San Francisco. These companies feature highly skilled jobs such as biomechanical engineers. The proposed legislation would curtail efforts to open new Laboratory uses in the UMU Districts, resulting in fewer job opportunities in this field. Additionally, these companies also offer employment for a range of skills, including entry level laboratory technicians and other positions that do not require advanced degrees or years of experience. These are good jobs that provide exposure and an opportunity to grow in this field. Further, similar to any other large commercial business, the Laboratory uses still require additional support services such as building operations, maintenance, security, etc. These are still equally important employment opportunities for our residents and may be negatively impacted by the proposed legislation.

Realistically, if we want to grow this use in San Francisco it's not likely to occur in our downtown district, and more likely to occur in districts surrounding UCSF, and areas of SoMa that have UMU zoning districts.

Buildings that house Laboratory uses also require specialized HVAC and have other specialized needs. Because of this it is more practical to build these spaces from scratch or adaptively reuse lower-scale structures. This means Laboratory tenants are unlikely to convert downtown office space into Laboratory space. Realistically, if we want to grow this use in San Francisco it's not likely to occur in our downtown district, and more likely to occur in districts surrounding UCSF, and areas of SoMa that have UMU zoning districts. Additionally, the Laboratory users tend to like to cluster together for knowledge and staff sharing, making Mission Bay an important and ideal location for new Laboratory uses.

Laboratory uses may also provide other community benefits. Laboratory uses generally require employees to come onsite to conduct experiments and research. In an era of fully remote or hybrid positions, the city should encourage uses that bring in the workforce to the city, especially given the high office and retail vacancy rates. Encouraging more Laboratory uses, rather than prohibiting them, could also benefit neighborhood-serving retail in the surrounding neighborhoods.

University of California, San Francisco

As a state institution, UCSF is not subject to San Francisco's local land use regulations, design standards, or permitting jurisdiction. The UC Regents are the body that approves plans and projects at UCSF and certifies environmental review documents pursuant to the California Environmental Quality Act (CEQA). Some infrastructure projects, such as changes to public streets, and other improvements are subject to the City's jurisdiction. Therefore, the proposed Ordinance would not prevent UCSF from expanding in the UMU districts or other districts if they were interested in doing so.

“...rather than an outright ban, there are other legislative options that better address these issues for non-UCSF lab projects.”

UCSF has a major presence in Mission Bay and the surrounding neighborhoods. The Department understands that there are concerns from the Dogpatch community over a lack of street activation from buildings built by UCSF since the commercial spaces are only active during businesses hour. Further, many UCSF-built buildings are not designed according to our local best practices for active ground floor uses and façade treatments. While we have little control over UCSF, rather than an outright ban there are other legislative options that better address these issues for non-UCSF lab projects. For instance, the city could require more robust ground floor active use requirements for new lab projects, or the code could be amended to prohibit ground floor lab on certain street frontage. The land use issues presented by Laboratory uses are not unique, and the Planning Code has many tools that are able to address what we believe to be the heart of the issue, encouraging active and vibrant neighborhoods.

Protecting PDR Uses and Districts

The General Plan seeks to protect the availability and affordability of the City’s PDR land and building stock and the Department supports PDR businesses and workforce development in service of the city’s economic recovery. Priority Policy Five in Planning Code Section 101.1 seeks to protect the City’s “industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.” The Eastern Neighborhoods plans created PDR Districts to preserve PDR industries and the opportunities they provide. PDR businesses served as a supply and distribution lifeline to small businesses during the pandemic. They also serve as a source of employment for workers who may not have a college degree and at a salary that is higher than the retail sector and serve to diversify the city’s economy and its workforce.

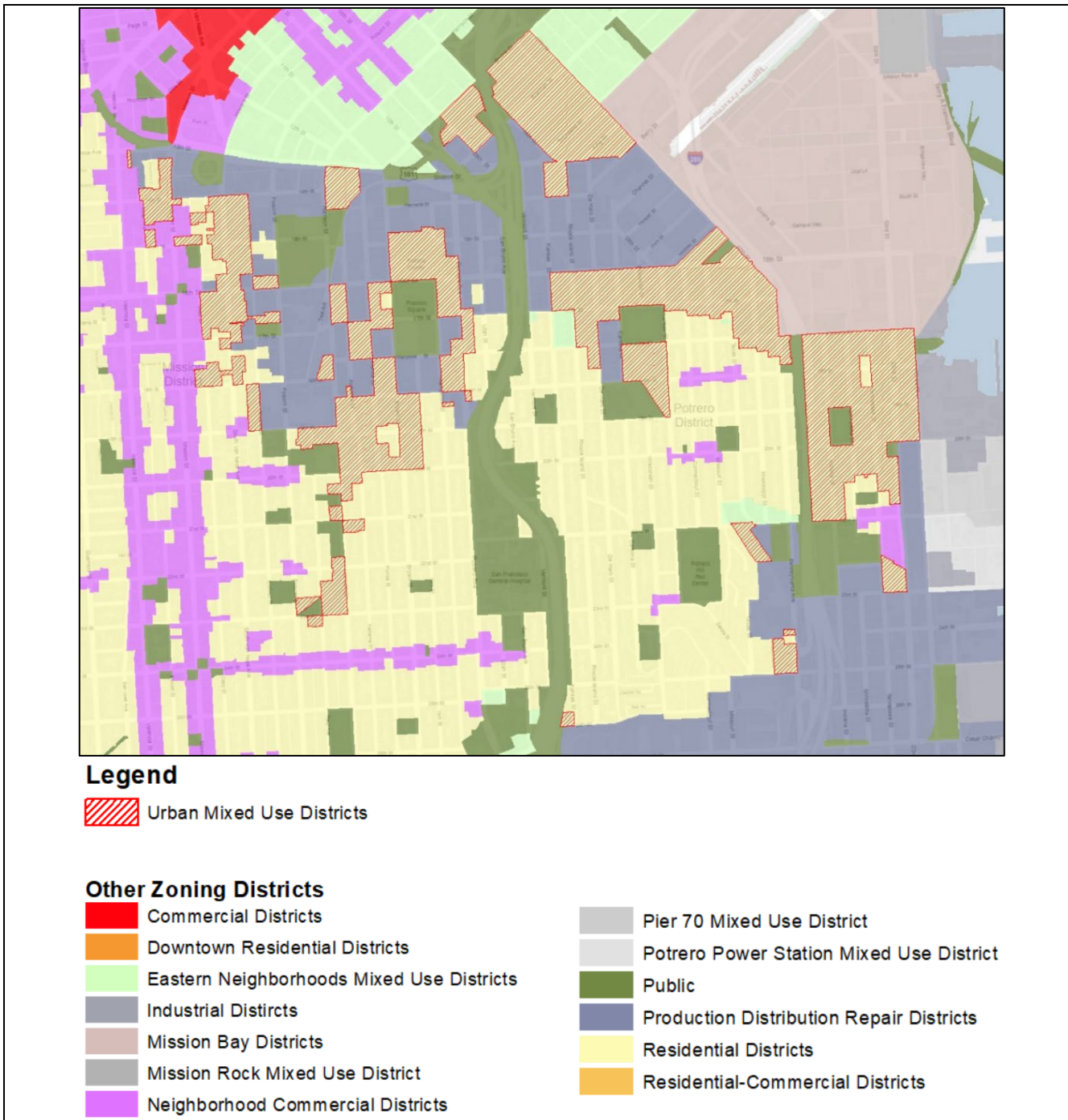


Figure 2: Map Noting UMU Districts and Other Zoning Districts (Map enlarged in Exhibit D)

The proposed Ordinance would force prospective Laboratory uses to the Commercial, PDR, and M-Industrial districts. The Department is concerned that Laboratory uses may still want to locate in these general areas; but that they would be forced to go to PDR districts, especially those in close proximity to Mission Bay, such as those in Showplace Square, the Mission, and southern Dogpatch/Central Waterfront. This may result in

increased competition for and higher costs of our available PDR spaces in these areas. In some cases, PDR zoning districts are directly adjacent and across the street from UMU Zoning Districts (see Figure 2 on page 9). This map is also enlarged in Exhibit D.

Noncomplying Uses

The proposed Ordinance changes the Laboratory use controls within UMU from a principally permitted use to not permitted. This means the legally established Laboratory uses within UMU would be noncomplying uses. Noncomplying uses may remain in perpetuity as long as they are not intensified or enlarged. This directly impacts existing Laboratory uses within UMU Districts. Existing Laboratory uses may still propose interior alterations; however, if they need additional space to accommodate businesses expanding in place or new or more specialized features, they would not be able to do so. Additionally, if one of the existing Laboratory uses closes and the property changes to a different use, the property would not be able to reestablish a Laboratory use at the site in the future. This further restricts Laboratory uses and removes flexibility for any changes required to keep up with future changes in the industry.

Impacted Projects

The proposed Ordinance may impact the proposed Laboratory use at 700 Indiana Street. The project required a Large Project Authorization (LPA) to allow new construction over 25,000 gross square feet within the UMU Zoning District, and to allow for an exception from the horizontal mass reduction requirements for large lots of Planning Code section 270.1. The Planning Commission heard this LPA on June 13, 2024 and unanimously recommended approval. An appeal was filed on the CEQA exemption for this project on July 15, 2024. This temporarily suspends the CEQA determination until the appeal process is complete. Additionally, the project still needs to vest this entitlement through the issuance of a building permit application after the CEQA appeal is processed. Typically, projects have three years from the date of the LPA Motion to vest the entitlement; however, that timeframe is truncated depending on when this proposed Ordinance would become effective. If the ordinance becomes effective before a building permit is issued, then the project cannot move forward.

The Department is not currently aware of any other projects that would be impacted by the proposed Ordinance. However, the zoning districts that allow Laboratory uses principally permit them and do not require notice. This means that a Laboratory use can be and are currently approved over-the-counter. Some Laboratory uses are taken in if additional review is required, but not always. As seen in the 700 Indiana Street example, some zoning districts have size restrictions that trigger an entitlement. Therefore, the proposed Ordinance may unintentionally impact forthcoming smaller-scaled projects proposed in the UMU Zoning District that are still finalizing details prior to submittal of a building permit application. As drafted, the proposed Ordinance does not include a grandfathering provision to allow any potential pending over-the-counter projects. However, the Department does not have accurate knowledge of what these potential projects may be to properly advocate for or warn them of this proposed legislation.

General Plan Compliance

The proposed Ordinance is **inconsistent** with our General Plan.

Objective 2 and Policy 2.1 of the Commerce and Industry Element aim to retain and attract commercial and industrial activity in the city; however, the proposed Ordinance contradicts this by prohibiting Laboratory uses in UMU zoning districts, limiting their preferred locations and potentially pushing new Laboratory uses outside city borders.

The Ordinance does not align with Policy 3.4 of the Commerce and Industry Element, which seeks to assist newly emerging economic activities. Laboratory uses and biotechnology R&D firms are emerging economic activities. They are valuable to San Francisco's economy, and the Ordinance may hinder their development in the city.

Objective 4 of the Commerce and Industry Element seeks to improve the viability of existing industries, equitable infrastructure distribution, and the city's attractiveness for new industries. Further, Policy 4.1 emphasizes maintaining a favorable business climate; however, the proposed ordinance not only lessens the viability of existing industries, but it also diminishes the city's attractiveness for new Laboratory uses and a favorable business climate.

The Ordinance also conflicts with Commerce and Industry Element Policy 4.2: Promote and attract those economic activities with potential benefit to the City. Laboratory and biotechnology uses offer significant economic as well as cultural benefits to the city, and the Ordinance will create unnecessary barriers for them.

Commerce and Industry Element Policy 4.3 advises careful consideration of public actions that displace existing viable industrial firms. The Ordinance responds to a specific neighborhood concern by expanding restrictions to all UMU zoning. This will likely push Laboratory uses out of the city or into PDR districts potentially displacing existing viable PDR activities.

Lastly, Policy 1.1.2 of the Central Waterfront Plan calls for maintaining the revised land use controls in formerly industrial areas outside the core Central Waterfront industrial area, which creates new mixed-use areas, and allow ... limited amounts of retail, office, and research and development, while protecting against the wholesale displacement of PDR uses. Prohibiting Laboratory uses in the UMU district of the Central Waterfront contradicts this policy, as it pushes them into PDR districts and fails to protect PDR activities.

For these reasons, the proposed Ordinance is inconsistent with the city's General Plan.

Racial and Social Equity Analysis

The proposed amendments cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity. However, the proposed Ordinance will effectively result in Laboratory encroaching into our PDR Districts. PDR businesses serve as a source of employment for workers who may not have a college degree and at a salary that is higher than the retail sector. This means the proposed Ordinance could remove opportunities for entry level labor and semi-skilled labor in San Francisco. Retaining and protecting PDR uses from Laboratory uses supports opportunities for entry level and semi-skilled positions.

Additionally, the proposed Ordinance does not resolve the issues stemming from overlapping definitions of Laboratory and Life Science. Simplifying definitions and conflicts in the Planning Code lowers the barriers to opening new businesses or seeking entitlements. A more complicated Planning Code disproportionately

impacts entrepreneurs or landowners who speak English as a second language. It also puts people who don't have a background in land use or the resources to hire someone who does at a disadvantage. The importance of simplifying the rules and language in the Planning Code was highlighted in the recently passed Housing Element. A Planning Code with simpler language makes it more accessible and makes the Planning Code clearer for everyone.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission ***adopt a recommendation of disapproval*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department is recommending disapproval of the proposed Ordinance because it is inconsistent with the General Plan and does not make a meaningful change to the definition of Laboratory or offer further clarity to the Code. While the ordinance is intended to solve specific neighborhood concerns related to Laboratory uses, prohibiting Laboratory uses in all UMU Districts would have far-reaching consequences for the whole city. Further, UMU Districts are intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. As such, Laboratory uses are an ideal fit for this zoning district and should be encouraged. Prohibiting Laboratory uses within UMU Districts would drive up the demand for nearby PDR space, potentially pricing out industrial firms from the city. It would also hamper the city's ability to attract and maintain commercial and industrial activity and assist newly emerging economic activities. All these impacts go directly against the General Plan's goals and policies as outlined above. They also limit the city's ability to be the hub for groundbreaking life-saving research and development.

This doesn't mean that the concerns of the Dogpatch community should be ignored; however, a more targeted approach would yield better results than banning Laboratory uses in all of the UMU Districts. Depending on the area of concern and ultimate objective, the Planning Code has several tools that can be used to mitigate impacts. If the concern is the potential loss of a vibrant linear commercial corridor, then the zoning could be amended along that corridor to an NC zoning district. Requiring active ground floor commercial uses, such as regulated in Planning Code Section 145.4, along specific streets could also be employed. New requirements could also be created that would require a certain set of active ground floor uses along certain street frontages, specifically in new Laboratory developments. Vertical controls could also be used, so that Laboratory uses are encouraged to locate on upper floors, leaving the ground floor for more active neighborhood-serving retail. An SUD that provides more safeguards against an overconcentration of Laboratory uses in a specific area could also be employed. A blanket ban on Laboratory uses in all of the UMU, or even requiring a CU for Laboratory uses, is the wrong tool in the planning toolbox. We strongly encourage the sponsor to investigate other legislative or policy options to more directly address this issue for Laboratory uses.

Finally, while the addition of “biotechnology research and experimental development” to the Laboratory definition doesn’t have a negative impact, it’s an unnecessary change and does little to clarify the code. Biotechnology research is already considered a Laboratory use and the amendment does not change the definition or implementation. Further, the updated definition does not reduce the confusion between overlapping definitions of Laboratory and Life Science. The recently passed Housing Element calls for the city to “advocate for, ensure, and promote simpler or an overall reduction of rules ... to reduce the specific or institutional knowledge needed by City staff, applicants, and members of the public to increase accessibility.” While this is specific to housing production, it’s a good guiding principle for any proposed Planning Code amendment. As such a more impactful amendment, such as the ones described in this report, would refine the definitions for Laboratory, Manufacturing, and Office, and delete the Life Science definition.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has received 14 submissions of public comment regarding the proposed Ordinance. They are attached as Exhibit E.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 240641
- Exhibit C: Letter of Determination: Life Science Use issued on November 6, 2020
- Exhibit D: Enlarged Map of UMU Districts and Surrounding Zoning Districts
- Exhibit E: Letters of Support/Opposition



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: August 1, 2024

Project Name: Laboratory Uses in the Urban Mixed Use Zoning District
Case Number: 2024-005622PCA [Board File No. 240641]
Initiated by: Supervisor Walton / Introduced June 4, 2024
Staff Contact: Veronica Flores, Legislative Affairs
Veronica.Flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION OF DISAPPROVAL OF A PROPOSED 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.

WHEREAS, on June 4, 2024, Supervisor Walton introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 240641, which would amend 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 (UMU) zoning district;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on August 1, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **adopts a recommendation of disapproval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission recommends disapproval of the proposed Ordinance because it discourages an emerging industry from locating in San Francisco and could have negative impacts on the city's PDR zoning districts.

The ordinance is intended to address one issue for a specific neighborhood, but prohibiting Laboratory uses in all UMU Districts would have far-reaching consequences for the whole city.

UMU Districts are intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. As such, Laboratory uses are an ideal fit for the UMU zoning district and should be encouraged in these districts.

Prohibiting Laboratory uses within UMU Districts would drive up the demand for nearby PDR space, potentially pricing out industrial firms from the city. It would also hamper the city's ability to attract and maintain commercial and industrial activity and assist newly emerging economic activities.

A more targeted approach would yield better results than banning Laboratory uses in all of the UMU Districts. The Commission strongly encourages the sponsor to investigate other legislative or policy options to more directly address any land use conflicts that arise from Laboratory uses.

The addition of "biotechnology research and experimental development" to the Laboratory definition is an unnecessary change and does little to clarify the code. A more impactful amendment would refine the definitions for Laboratory, Manufacturing, and Office based on land use considerations, and delete the Life Science definition all together from the code.

General Plan Compliance

The proposed Ordinance is INCONSISTENT with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed Ordinance prohibits Laboratory uses within the UMU Zoning Districts. This may cause Laboratory uses and biotechnology development to encroach into the city's PDR uses and districts.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Ordinance prohibits Laboratory uses within the UMU Zoning Districts. This reduces the areas that Laboratory uses are allowed in the city, potentially forcing new Laboratory uses to establish themselves outside city borders.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.4

Assist newly emerging economic activities.

The proposed Ordinance prohibits Laboratory uses within the UMU districts. This will make it more difficult for newly emerging biotechnology research and development from occurring in San Francisco.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY, THE EQUITABLE DISTRIBUTION OF INFRASTRUCTURE, AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1

Maintain and enhance a favorable business climate in the city.

Prohibiting Laboratory uses in the UMU zoning district does not maintain and enhance a favorable business climate in the city. In fact, it discourages these types of businesses from being located in the city.

Policy 4.2

Promote and attract those economic activities with potential benefit to the City.

Prohibiting Laboratory uses within the UMU districts is contrary to Policy 4.2. Laboratory uses and biotechnology firms provide economic and cultural benefits to the city, and help cement San Francisco as place of innovation and creativity.

Policy 4.3

Carefully consider public actions that displace existing viable industrial firms.

Prohibiting Laboratory uses in the UMU Zoning Districts may have the effect of pushing these uses into nearby PDR Districts. This would increase demand and cost for scarce PDR spaces leading to a displacement of existing viable industrial firms

CENTRAL WATERFRONT AREA PLAN

ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT TO A MORE MIXED-USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD

Policy 1.1.2

Maintain the revised land use controls in formerly industrial areas outside the core Central Waterfront industrial area, which creates new mixed-use areas, and allow mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development, while protecting against the wholesale displacement of PDR uses.

Prohibiting Laboratory uses in the UMU district of the Central Waterfront contradicts this policy, as it pushes Laboratory Uses into PDR districts and fails to protect PDR activities.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and

will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would cause displacement of the industrial or service sectors due to restrictions on Laboratory uses, and future opportunities for resident employment or ownership in these sectors would be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and

their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare do not require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION OF DISAPPROVAL of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 1, 2024.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: August 1, 2024

1 [Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District]

2

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

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

14

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

16

17 Section 1. Environmental and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
 19 ordinance comply with the California Environmental Quality Act (California Public Resources
 20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 21 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
 22 determination.

23 (b) On _____, the Planning Commission, in Resolution No. _____,
 24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
 25 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
2 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
4 amendments will serve the public necessity, convenience, and welfare for the reasons set
5 forth in Planning Commission Resolution No. _____, and the Board adopts such
6 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of
7 Supervisors in File No. _____ and is incorporated herein by reference.

8
9 Section 2. General Findings.

10 (a) The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses
11 and complete neighborhoods while retaining the character of formerly industrial areas in the
12 Eastern Neighborhoods area of the City. It also serves as a transition between residential
13 districts and formerly industrial districts. Allowed uses in the UMU District include housing,
14 neighborhood and business services, arts activities and light manufacturing. Office uses are
15 limited, and Life Science use is prohibited.

16 (b) UMU zoning was developed to mediate tensions between residential and
17 commercial uses competing over limited land and building space. Those tensions have
18 continued in recent years, including with proposed Laboratory developments in the UMU that
19 have marketed themselves as available for Life Science uses, despite the prohibition of Life
20 Science.

21 (c) In 2021, the City enacted legislation to delete the Life Science and Medical Special
22 Use District, indicating a clear legislative desire to limit this use in the Eastern Neighborhoods
23 – in that specific case, in the Central Waterfront neighborhood. Specifically, that legislation
24 found that some Office and Life Science uses that opened in the area did not serve or
25 contribute in a positive way to the neighborhood, because they were located in spaces that

1 would otherwise have been available to a more diverse set of uses.

2 (d) These problems continue today. Prolific Life Science and Laboratory
3 developments in mixed use neighborhoods result in the loss of opportunities for housing,
4 community-serving amenities and the complete neighborhoods that were primary goals of the
5 Eastern Neighborhoods Plan, and the UMU District in particular. Additionally, the lack of
6 buffer between Life Science and Laboratory uses and residential uses raises health and
7 safety concerns similar to those from impactful industrial uses found in Production,
8 Distribution and Repair (PDR) zones. This ordinance aims to address these problems.

9
10 Section 3. Articles 1 and 8 of the Planning Code are hereby amended by revising
11 Sections 102, 803.9 and 838, to read as follows:

12
13 **SEC. 102. DEFINITIONS**

14
15 * * * *

16 **L**

17 **Laboratory.** A Non-Retail Sales and Services Use intended or primarily suitable for
18 scientific research. The space requirements of uses within this category include specialized
19 facilities and/or built accommodations that distinguish the space from Office uses, Light
20 Manufacturing, or Heavy Manufacturing. Examples of laboratories include the following:

- 21 (a) Chemistry, biochemistry, or analytical laboratory;
- 22 (b) Engineering laboratory;
- 23 (c) Development laboratory;

1 (d) Biological laboratories including those classified by the Centers for Disease
2 Control and Prevention (CDC) and National Institutes of Health (NIH) as Biosafety level 1,
3 Biosafety level 2, or Biosafety level 3;

4 (e) Animal facility or vivarium, including laboratories classified by the CDC/NIH as
5 Animal Biosafety level 1, Animal Biosafety level 2, or Animal Biosafety level 3;

6 (f) Support laboratory;

7 (g) Quality assurance/Quality control laboratory;

8 (h) Core laboratory; ~~and~~

9 (i) Cannabis testing facility (any use requiring License Type 8—Testing Laboratory, as
10 defined in California Business and Professions Code, Division 10); and

11 (j) Biotechnology research and experimental development.

12 * * * *

13
14 **SEC. 803.9. COMMERCIAL USES IN EASTERN NEIGHBORHOODS MIXED USE**
15 **DISTRICTS.**

16
17 * * * *

18 (c) **Preservation of Historic Buildings within and UMU Districts.** The following
19 rules are intended to support the economic viability of buildings of historic importance within
20 the UMU District.

21 (1) This subsection applies only to buildings that are a designated landmark
22 building, or a building listed on or determined eligible for the California Register of Historical
23 Resources by the State Office of Historic Preservation.

24 (2) All uses, except for Laboratory, are permitted as of right, provided that:

25 (A) The project does not contain nighttime entertainment.

1 (B) Prior to the issuance of any necessary permits, the Zoning
2 Administrator, with the advice of the Historic Preservation Commission, determines that
3 allowing the use will enhance the feasibility of preserving the building.

4 (C) Residential uses meet the affordability requirements of the
5 Residential Inclusionary Affordable Housing Program set forth in Section 415 et seq.

6 (3) The Historic Preservation Commission shall review the proposed project for
7 compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any
8 applicable provisions of the Planning Code.

9 * * * *

10
11 **SEC. 838. UMU – URBAN MIXED USE DISTRICT.**

12 The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while
13 maintaining the characteristics of this formerly industrially-zoned area. It is also intended to
14 serve as a buffer between residential districts and PDR districts in the Eastern
15 Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair
16 uses such as light manufacturing, home and business services, arts activities, warehouse,
17 and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime
18 entertainment. Housing is also permitted, but is subject to higher affordability requirements.
19 Family-sized dwelling units are encouraged. Within the UMU, ~~o~~Office uses are generally
20 prohibited in the Mission Area Plan and elsewhere are restricted to the upper floors of multiple
21 story buildings. In considering any new land use not contemplated in this District, the Zoning
22 Administrator shall take into account the intent of this District as expressed in this Section
23 848~~3~~ and in the General Plan. Accessory Dwelling Units are permitted within the district
24 pursuant to Section s 207.1 and 207.2 ~~(e)(6)~~ of this Code.

Table 838

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Urban Mixed Use District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Sales and Service Category		
* * * *		
Non-Retail Sales and Service*	§ 102	P
<i>Laboratory</i>	<u>§ 102</u>	<i>NP</i>
Life Science	§ 102	NP(5)
Office Uses	§§ 102; 803.9(f)	P(4)
Professional Services, Non-Retail	§§ 102	P(4)
* * * *		

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

1 additions, and Board amendment deletions in accordance with the “Note” that appears under
2 the official title of the ordinance.

3 APPROVED AS TO FORM:
4 DAVID CHIU, City Attorney

5 By: /s/ Andrea Ruiz-Esquide
6 ANDREA RUIZ-ESQUIDE
7 Deputy City Attorney

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REISSUED LETTER OF DETERMINATION

November 6, 2020

John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

Record No.: **2020-006020ZAD**
Site Address: **None**
Subject: **Life Science Use**
Staff Contact: **Scott F. Sanchez, (415) 558-6326 or scott.sanchez@sfgov.org**

Dear John Kevlin:

This letter replaces the response letter issued to you on October 9, 2020. The substance of the determination was not changed. However, the final determination language was slightly revised to correct errant grammar and to provide additional clarification.

This letter is in response to your request for a Letter of Determination seeking a clarification of the characteristics of, and distinctions between, Life Science and Laboratory uses as defined in Planning Code Section 102. The request expressly does not seek a determination about a specific use (or user) or whether the use would be allowed at a specific property or in a specific zoning district.

Background

As described in your request, you seek a written determination that “(1) to qualify as a Life Science use, an operator must involve the manufacture of products or the provision of services on-site for commercial use, and (2) that exclusive research and development operations are classified as laboratory use.”

Planning Code Section 102 defines “Life Science” as follows:

A Non-Retail Sales and Service Use that involves the integration of natural and engineering sciences and advanced biological techniques using organisms, cells, and parts thereof for products and services. This includes the creation of products and services used to analyze and detect various illnesses, the design of products that cure illnesses, and/or the provision of capital goods and services, machinery, instruments, software, and reagents related to research and production. Life Science uses may utilize office, laboratory,

light manufacturing, or other types of space. As a subset of Life Science uses, Life Science laboratories typically include biological laboratories and animal facilities or vivaria, as described in the Laboratory definition Subsections (d) and (e).

As noted in your request, in order for a use to meet the definition of Life Science, it must use “the integration of natural and engineering sciences and advanced biological techniques using organisms, cells, and parts thereof for products and services” (emphasis added). While the definition doesn’t specify to what extent the creation of products or provision of services must occur on site, it has generally been interpreted that such activities are integral to the definition of Life Science.

Planning Code Section 102 defines “Laboratory” as follows:

A Non-Retail Sales and Services Use intended or primarily suitable for scientific research. The space requirements of uses within this category include specialized facilities and/or built accommodations that distinguish the space from Office uses, Light Manufacturing, or Heavy Manufacturing. Examples of laboratories include the following:

- (a) Chemistry, biochemistry, or analytical laboratory;*
- (b) Engineering laboratory;*
- (c) Development laboratory;*
- (d) Biological laboratories including those classified by the Centers for Disease Control (CDC) and National Institutes of Health (NIH) as Biosafety level 1, Biosafety level 2, or Biosafety level 3;*
- (e) Animal facility or vivarium, including laboratories classified by the CDC/NIH as Animal Biosafety level 1, Animal Biosafety level 2, or Animal Biosafety level 3;*
- (f) Support laboratory;*
- (g) Quality assurance/Quality control laboratory;*
- (h) Core laboratory; and*
- (i) Cannabis testing facility (any use requiring License Type 8—Testing Laboratory, as defined in California Business and Professions Code, Division 10).*

A key component of Laboratory use is that it is “intended or primarily suitable for scientific research” (emphasis added). Please note that the Planning Code does not contain a definition for “research and development” uses and that no such use category exists under the Planning Code. A previous Zoning Bulletin from April 26, 1988 provides a list of “research and development facilities permitted in C-3, C-M, M-1 and M-2 Zoning Districts.” While the bulletin used Planning Code references and controls that are no longer in effect, it did note that the primary purpose of research and development is scientific or technical research and development activities. Many of the examples cited in the bulletin are now contained in the definition of Laboratory. Given that this bulletin contains outdated information and inoperative provisions, it is no longer effective and will be removed from the interpretations as part of a future update process.

Determination

In response to your request regarding Life Science use, an operator must involve the production of final, commercial products or the provision of commercial services on-site to be classified as a Life Science use. However, the Planning Code does not specify to what extent the production of products or provision of services must occur on site. As noted above, it has generally been interpreted that such on-site activities are integral to the definition of Life Science. In the case where a laboratory use involves “the integration of natural and engineering

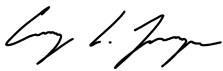
sciences and advanced biological techniques using organisms, cells, and parts thereof” but does not include such on-site activities, it would be classified as a Laboratory, not a Life Science use. Given the nuanced nature of the definition, such review has typically occurred on a case-by-case basis as the Planning Department reviews specific proposals for compliance with the Planning Code. This case-by-case review will continue going forward.

In response to your request for confirmation that exclusive research and development operations are classified as Laboratory use, the Planning Code does not contain a definition of “research and development operations.” As noted above, the definition of Laboratory captures uses that are intended or primarily suitable for scientific research. It also specifies types of laboratories that may be associated with the development of products, such as Development Laboratory and Quality Assurance/Quality Control Laboratory. However, while the Laboratory may be synonymous with common perceptions of “research and development,” it may not capture the full universe of uses or activities one may consider to be “research and development.” Therefore, while a Laboratory use includes many forms of what is commonly considered to be “research and development,” such review will occur on a case-by-case basis as the Planning Department reviews specific proposals for compliance with the Planning Code.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: An appeal may be filed with the Board of Appeals within 15 days of the date of this letter if you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator. Please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475, call (628) 652-1150, or visit www.sfgov.org/bdappeal.

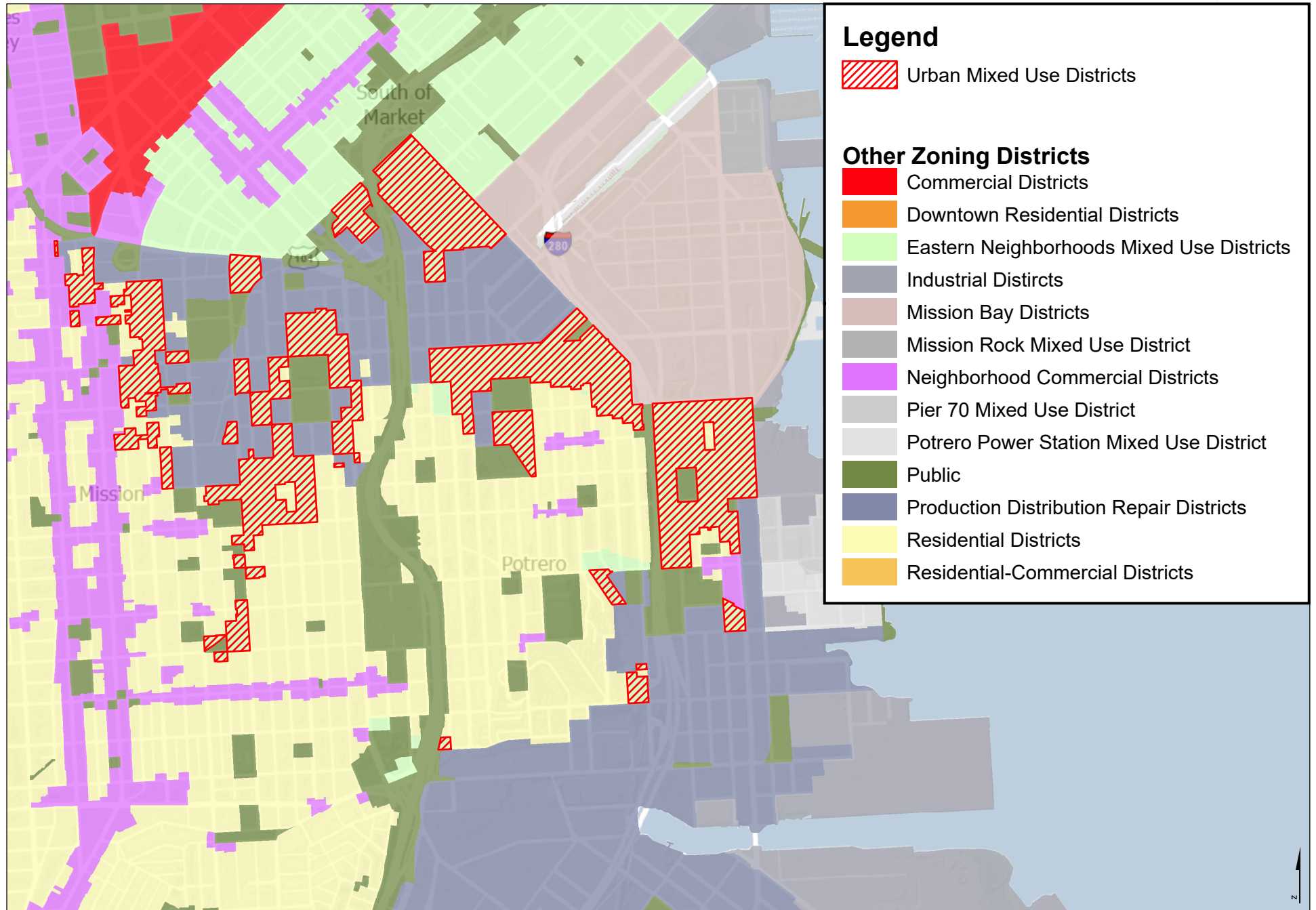
Sincerely,



Corey A. Teague, AICP
Zoning Administrator

cc: Citywide Neighborhood Groups
Scott Sanchez, Deputy Zoning Administrator

Urban Mixed Use (UMU) Districts and Surrounding Zoning Districts



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July 19, 2024

Dear Planning Commission,

My name is Delaney Reich, and I am a constituent who lives in San Francisco.

I am writing today in opposition to the proposed legislation that would prohibit the building of laboratory space in urban mixed use zoning areas of San Francisco. I believe there is a necessity for biotech laboratory space to extend opportunities for startup companies who immensely contribute to global health solutions.

The Dogpatch neighborhood has always been a blend of industrial and residential buildings, and I believe the space for biotech labs is in accordance with the intention of urban mixed-use zoning. Additionally, I proudly support the surrounding small business with my income, which seems especially important as I have noticed a rapid decline in local establishments in the Dogpatch in recent years.

San Francisco is home to one of the largest biotech hubs in the world, bringing brainpower and skill together to live and work here. We should be fostering this growth, and contributing to technology that can save millions of lives.

Sincerely,

Delaney Reich

Delaney Reich
323 Richland Ave
San Francisco, CA 94014

Dear San Francisco Planning Commission,

I am writing to express my strong support for maintaining laboratory use in urban mixed-use (UMU) zoning districts, particularly in light of the proposed legislation that seeks to ban such use throughout the city. As a resident of San Francisco and a professional in the biotech industry, I am deeply concerned about the negative impact this legislation would have on our community and our city's role as a leader in global health solutions.

San Francisco is a hub of biotech innovation, attracting talent from around the world who choose to live and work here due to the unique advantages our city offers. The ability to work close to home, with 24/7 access to laboratories, is essential for our experiments and significantly enhances our quality of life. Banning laboratory use in UMU zones would force many of us to commute long distances, wasting energy and time, contributing to carbon emissions, and detracting from the vibrant, walkable communities we cherish.

Moreover, in the current economic climate, this policy is detrimental to the city's recovery. With a 37% commercial vacancy rate, biotech is one of the few thriving sectors in San Francisco. Stifling this growth by banning laboratory use is counterproductive and risks further exacerbating the economic challenges we face. Biotech professionals like myself support local businesses in neighborhoods like Dogpatch, contributing to the vitality and sustainability of these communities. The proposed ban threatens not only our industry but also the small businesses that depend on our patronage.

I urge you to consider the far-reaching consequences of this legislation and to support the continued use of laboratory space in UMU zoning districts. By fostering biotech growth, we can ensure that San Francisco remains a global leader in innovation while supporting the economic and social well-being of our city.

Thank you for your attention to this critical issue.

Sincerely,



Felix Wong, Ph.D.
Founder
Integrated Biosciences



July 23, 2024

To: San Francisco Planning Commission

Re: Letter of Support for Laboratory Use in Urban Mixed Use Zoning Districts

Dear San Francisco Planning Commission:

I am writing in enthusiastic support for laboratory use in Urban Mixed Use (UMU) Zoning Districts in San Francisco, which includes but is not limited to proposed construction of new biotechnology incubator space construction by MBC BioLabs at 700 Indiana Street in Dogpatch, unanimously approved by the SF Planning Commission on June 13th of this year. I am currently the CEO of a venture-backed seed stage biotechnology company pioneering a novel therapeutic modality for addressing difficult to treat cancers. Previously, in over 32 years in Biopharma research, I have held senior executive leadership positions in large pharma organizations, including Takeda, Celgene, Novartis, and Bristol-Myers Squibb.

In March of 2022, I launched our current biotech company, Interdict Bio in incubator space at MBC BioLabs at 953 Indiana Street in Dogpatch, together with two prominent academic co-founders from nearby UCSF. Our residency there lasted two years, and we have now moved to larger space to accommodate our growth as a pioneering oncology therapeutics company. The Dogpatch location is incredibly ideally situated, with proximity to UCSF, greatly facilitating close and frequent interactions with our academic co-founders, a mere 10 minutes' walk. Additionally, nearby quality housing options for young scientists/entrepreneurs was critical to recruiting talented staff from the Bay Area and across the country, who (rightly) see the location as ideal for quality-of-life considerations – all without the need for driving to work and increasing traffic congestion and carbon emissions. These factors played a critical role in our ability to catalyze our efforts to bring lifesaving treatments to patients with difficult to treat cancers. Regrettably, in order to secure larger space, we had to move south, and away from the rich commercial and dining scene in the Dogpatch, which was such a rich part of our experience there. My staff had become such partisan devotees of the numerous coffee shops within a short walk, as well as a host of other conveniently located businesses.

San Francisco and the broader Bay Area in general are arguably the premier biotech hub in the world, and this excellence in innovation draws highly educated top talent from across the globe due to the rich science culture and high quality of life. People want to work where they live. The high-paying jobs created by this innovation is precisely the type of community growth that has for decades driven and continues to revitalize the local economy. In fact, post-pandemic, office occupancy rates have plummeted as many companies adopt work-from-home policies. Because laboratory work cannot be conducted in this manner, many office building landlords are rushing to convert office space to laboratory usage, knowing full well this will be their best possible path to recovery of their investment. Biotech and laboratory space is and

will continue to be one of the primary bedrocks of the San Francisco economy, and the UMU settings play a critical role in this virtuous ecosystem.

I urge you to uphold the ability of entrepreneurs and scientists to have laboratory use in UMU Zoning Districts, and vehemently reject proposed legislation to ban laboratory usage in UMU Zoning Districts. As a resident of San Francisco (Noe Valley), I wholeheartedly support preserving this crucial component of the current UMU framework, as this will protect and further enhance the Bay Area's global leadership position in biotech R&D, and accelerate San Francisco's economic growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence Hamann". The signature is fluid and cursive, with a large initial "L" and "H".

Lawrence G. Hamann, Ph.D.

Co-founder, President and CEO

Interdict Bio

lhamann@interdictbio.com

617-460-5960



To: San Francisco Planning Commission

From: Nikole E. Kimes, PhD
1615 25th Ave
San Francisco, CA 94122
nkimes@sioltatherapeutics.com

Date: July 16, 2024

Dear SF Planning Commission –

I'm writing in opposition to the legislation introduced by Supervisor Walton's office to completely ban laboratory use in urban mixed use (UMU) zoning districts throughout the city. This legislation has far reaching consequences, not only for biotech but also for San Francisco residents who desire multi-use living spaces that allow us to work and live in local neighborhoods. As a San Francisco resident and a dedicated biotech employee/employer, I urge you to vote against this proposed legislation on August 1st 2024 and subsequently recommend that the Board of Supervisors do the same.

My name is Nikole Kimes, and I first moved to San Francisco in 1997. I have lived in the city as a student, a postdoctoral fellow, and more recently as the founder of a biotech start-up spun out of UCSF. I value both the grassroots history of this city and its decades long contribution to innovative technology. As a scientist turned entrepreneur, I am intimately knowledgeable with the unique mix of offerings an environment must provide to support successful innovation. Myself and my employees are dedicated to developing transformative technologies, and we want to work where we live. Experiments require 24/7 access and being able to walk or bike to work adds to our quality of life and our work output. It also has positive environmental impacts by reducing the need to commute down the peninsula, which wastes energy and time and contributes to carbon emissions.

Especially now, with a 37% commercial vacancy rate, the proposed legislation is harmful to San Francisco because it alleviates opportunities for one of the few thriving sectors. Outside of our own biotech companies, we proudly support neighborhood small businesses with our patronage and income. This is especially crucial as many local establishments in the Dogpatch have struggled and closed in recent years. By building biotech here, we can help support and sustain the local businesses that make the neighborhood vibrant and special. Moreover, the Dogpatch has always been a neighborhood blending industrial and residential buildings, and biotech lab space for startups is in line with the intention of urban mixed-use zoning.

Again, I sincerely request that on August 1st, 2024 you oppose Supervisor Walton's proposal to ban laboratory use in urban mixed use (UMU) zoning districts throughout the city.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink that reads "Nikole E. Kimes".

Nikole E. Kimes, PhD
Co-founder & Chief Executive Officer of Siolta Therapeutics



San Francisco Planning Commission
City Hall

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed legislation that seeks to ban laboratory use in urban mixed-use (UMU) zoning districts in San Francisco. As the CEO and founder of a company with a laboratory in San Francisco, I am concerned about the negative effects this legislation could have on our community.

The unique mix of residential and commercial properties in the eastern neighborhoods create a lively and dynamic community. Laboratory space brings business to the neighborhood to boost the local economy and support the city's overall financial health. Given the current high commercial vacancy rate, San Francisco cannot afford to hinder one of its few thriving sectors.

San Francisco is known worldwide as a center for biotech innovation, attracting top talent and fostering groundbreaking research that benefits global health. Banning laboratories in UMU districts would hinder our city's ability to remain at the forefront of this essential industry. The close proximity of these labs to residential areas is one of the features that makes the city vibrant, allowing employees to walk or bike to work, reducing carbon emissions and improving their quality of life, while also increasing business for local shops and eateries and therefore the quality of life of neighborhood residents. In fact, we moved our company's laboratory to San Francisco so that our employees who live in the city could avoid long commutes and instead bike to work while enjoying all the vibrancy of the city they call home.

I urge you to consider the broader implications of this legislation on the city's economic health and its position as a leader in biotech innovation. Prohibiting laboratory use in UMU districts would be a significant step backward, undermining our progress and limiting future growth potential.

Thank you for your attention to this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Kitch", written in a cursive style.

Kitchener D. Wilson, MD, PhD
CEO/Cofounder
Rosebud Biosciences Inc.
953 Indiana St
San Francisco, CA 94107
Email: kitch@rosebudbiosci.com
Phone: 805-698-6652



July 23rd, 2024

Subject: Support for MBC BioLabs site at 700 Indiana St and Biotech Laboratories in UMU Zoning Districts

Dear Members of the City of San Francisco Planning Commission,

I hope this letter finds you well. My name is Felipe Lelis, and I am an immunologist and Head of Research and Development in vaccine development to curb methane emissions from ruminants at MBC BioLabs in San Francisco.

We love San Francisco and want to remain here. As residents, we want to work where we live. Experiments require 24/7 access, and commuting down the peninsula wastes energy and time and contributes to carbon emissions. Being able to walk or bike to work adds to our quality of life. The MBC BioLabs site at 700 Indiana St is essential for this purpose. Banning laboratories would limit our city's contributions to global health solutions. San Francisco is a hub of biotech innovation, attracting talent from around the world. It's important to support this growth.

The proposed ban on laboratory use could have a detrimental effect on our local economy. San Francisco currently has a high commercial vacancy rate, and the biotech sector is one of the few thriving sectors in the city. Adopting this legislation might not be beneficial and could perpetuate the "doom loop." We, as biotech professionals, proudly support neighborhood small businesses with our income, which is especially crucial as many local establishments in the Dogpatch have struggled in recent years. The Dogpatch has always blended industrial and residential buildings, and biotech lab space for startups aligns with the intention of urban mixed-use zoning.

I kindly urge the Planning Commission to consider preserving laboratory use in UMU zoning districts and vote against the proposed ban. Your support is integral for the future of biotech in San Francisco. I appreciate your consideration. Please do not hesitate to contact me if you need further information. Thank you.

Sincerely,

Felipe Lelis

Felipe Lelis, PhD
Head of R&D
felipe@pasturebio.com
Pasture Biosciences Inc.
135 Mississippi St.
San Francisco, CA 94107

www.pastureio.com

135 Mississippi Street San Francisco, CA 94107

info@pastuerbio.com

July 17, 2024

**Re: Democratizing Healthcare Innovation
by Enabling the Establishment of Laboratories in San Francisco**

Dear Planning Commissioners,

My name is Helen Chen, and I am a molecular biologist and the owner of Alixia, a small biotech company developing new drugs to treat colon and pancreatic cancers. I live in Dogpatch and work out of MBC's facility at 953 Indiana Street.

As an immigrant, I believe that America's greatness, especially San Francisco, stems from its diversity and the ability to innovate for the betterment of society. For scientists, having access to a laboratory is like an engineer having a garage—a crucial workshop to develop prototypes that can improve human health. By allowing small biotech businesses to thrive in San Francisco with high-quality laboratories, we can foster the creation of groundbreaking inventions. Please support the democratization of healthcare innovation.

I am deeply connected to and supportive of my neighborhood:

- I greet Jack at Reno Liquor, which supplies me with snacks and the Wall Street Journal.
- I shop at Mainstay Markets, where Frankie and Ben know all the ingredients.
- I support Ungrafted, a black-owned wine shop.
- I enjoy listening to the staff speak French at La Fromagerie.
- I line up for the best bread at Neighbor Bakehouse and fresh meat at Olivier's.
- My husband's barber, Justin, is located on 3rd Street, just around the corner.
- I love Chef Heena Patel's creative dishes at Besharam and the wonderful neighborhood restaurant Gilberth's Latin Fusion. I secretly worry about the longevity of restaurants in Dogpatch, so I frequently bring friends to support them.

The reason I can support my neighborhood and build relationships with local business owners is because I live and work in Dogpatch. Laboratories are essential workshops for biologists who own small businesses and want to make a positive impact on society. Without laboratories in the city, many scientists will be forced to work for large pharmaceutical companies outside of San Francisco due to financial and logistics constraints. I urge you to support biotech small businesses that contribute to the vibrancy and growth of our local community.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Helen Chen'.

Helen Chen



July 22nd, 2024

Dear San Francisco Planning Commission,

I'm writing in support of maintaining the current zoning laws that allow incubator space for biotech startup companies in San Francisco. It is absolutely crucial to keep biotech space growing in San Francisco, especially now, as the city is catching up to Silicon Valley and bringing significant business and innovation to the area.

As a former San Francisco resident of nine years, and having started two startups in this city, I can confirm there is a need for laboratory space within easy access to residential areas. There is no reason to separate living and workspaces by miles – having them in close proximity will yield work-life balance benefits and reduce carbon emissions from decreased travel.

For three years, I lived in UCSF student housing at 600 Minnesota Street in the Dogpatch area of San Francisco, where a retail space has remained vacant due to a lack of interest (UCSF officials have confirmed this to me directly). This is one of many spaces (37%) that have remained vacant. It does not make sense to push out commercial zoning laws that would enable biotech spaces to utilize vacant areas. Additionally, I've seen Dogpatch establishments suffer and close (Philz and Just For You Café are two main ones that come to mind). Wouldn't having more people around during morning and lunch hours be beneficial to these local businesses?

San Francisco is a city meant to be vibrant and busy, not divided into suburban areas. For those seeking a purely suburban lifestyle, there are excellent options available outside the city. Instead, San Francisco offers the unique opportunity to work in the same communities where we live, which not only fosters a sense of community, but reduces commute times and the need for vehicles.

As a PhD graduate from Gladstone Institutes in San Francisco, where the motto "SCIENCE OVERCOMING DISEASE" reflects a commitment to groundbreaking research, I, Bonnie EJ Maven, strongly believe that the success of these scientific advancements relies on their translation into commercial ventures. Early-stage biotech companies require dedicated lab space to flourish and mature, and the growing biotech hubs in San Francisco represent ideal opportunities for these companies to conduct research and development, ultimately leading to the creation of life-saving medicines.

In light of this, I strongly urge you to vote in favor of continuing to allow laboratory usage in UMU zoning districts during your August 1st meeting. This policy is vital for fostering the growth of the biotech industry in San Francisco, supporting local businesses, and maintaining the city's vibrant and innovative character.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read "BejM".

Bonnie EJ Maven, PhD
CEO and Founder

July 23, 2024

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed legislation that would ban laboratory use in Urban Mixed Use (UMU) zoning districts throughout San Francisco. As a member of the biotech community in San Francisco, I believe this legislation would have far-reaching negative consequences for our city's innovation ecosystem and economic vitality.

San Francisco has long been a hub of biotech innovation, attracting talent from around the world. The ability to live and work in this vibrant city is a significant factor in why many of us choose to build our careers here. Banning laboratories in UMU zones would hinder our city's ability to contribute to global health solutions and stifle the growth of an industry that is currently thriving in San Francisco.

As a scientist and bioengineer, I can attest to the importance of having laboratory space in close proximity to where we live. Our experiments often require 24/7 access, and being able to walk or bike to work not only improves our quality of life but also reduces carbon emissions associated with long commutes. Forcing biotech out of the city would result in increased traffic, energy waste, and a diminished quality of life for many in our industry.

Moreover, the biotech sector plays a crucial role in supporting local businesses, particularly in neighborhoods like Dogpatch. Our presence helps sustain the vibrant mix of residential and commercial activity that makes these areas special. In a time when San Francisco faces high commercial vacancy rates, it seems counterproductive to adopt legislation that would further limit economic opportunities.

The Dogpatch neighborhood, in particular, has a long history of blending industrial and residential uses. Biotech lab space for startups aligns perfectly with the intention of urban mixed-use zoning, which aims to promote a vibrant mix of building uses while maintaining the characteristics of formerly industrially-zoned areas.

I urge the Planning Commission to consider the broader implications of this legislation. Instead of restricting biotech growth, we should be fostering it. San Francisco has the potential to lead in addressing global health challenges, but only if we provide the necessary space and support for innovation to flourish.

Thank you for your consideration of this critical issue.

Sincerely,



Michael Becich
CEO of Cache DNA, Inc.



DECIDUOUS THERAPEUTICS

Dear San Francisco Planning Commission,

I am writing in enthusiastic support of the proposed project at 700 Indiana Street, which will provide crucial incubator space for biotech startup companies.

My name is Robin Mansukhani, and I am the CEO of Deciduous Therapeutics, a company focused on developing novel immunotherapies for diseases of aging. Previously, I served as CEO of Alzeca Biosciences, where we pioneered diagnostic imaging technologies for neurological disorders.

The resources and collaborative environment offered by MBC BioLabs have been instrumental in the establishment and growth of my company. This incubator space has not only provided us with a supportive community but has also facilitated interactions with some of the industry's brightest minds, significantly enhancing our prospects for success. I firmly believe there is substantial demand for additional facilities like the one proposed at 700 Indiana.

The Dogpatch community has been an ideal location for our operations—vibrant, yet tranquil and accessible. We have developed strong ties with local small business owners, supporting their establishments multiple times daily.

The proposed project at 700 Indiana Street is not just about providing physical space; it represents a pivotal opportunity to strengthen San Francisco's position as a global leader in biotechnology. By nurturing environments like MBC BioLabs, we not only attract top talent and investment but also solidify our city's role in pioneering solutions to global health challenges.

Thank you for your time and attention.

Warm Regards,

DocuSigned by:

Robin Mansukhani

0108A93E1521468...

Robin Mansukhani
CEO, Deciduous Therapeutics

Larry Weiss, MD

July 22, 2024

San Francisco Planning Commission

To Whom It May Concern:

Those of us who founded companies and work in biotechnology in Dogpatch are deeply committed to San Francisco and the Dogpatch community. Our work demands constant accessibility, making commuting along the peninsula inefficient and environmentally taxing. Biotechnology innovation is a hands-on activity and doesn't take place remotely. We spend our days, evenings, and occasionally nights at the bench and in conference rooms working on-site in Dogpatch. We eat at Dogpatch restaurants, shop at Dogpatch stores, and socialize at the Dogpatch bars. We are proud and active participants in making Dogpatch a model of a healthy, sustainable, inclusive, and vibrant community.

The proposed prohibition of laboratories in Dogpatch is a significant and short-sighted obstacle to San Francisco's proven ability to innovate and contribute to global health solutions. The next breakthrough treatments or cures for diseases like diabetes, cardiovascular conditions, or cancer could very well emerge from the biotech companies in Dogpatch. San Francisco's reputation as a hub of biotech innovation, attracting talent from all over the world, is at stake. It's crucial to foster this growth, not hinder it.

Under the current circumstances, implementing this policy would be counterproductive. With a 37% commercial vacancy rate in our city, the thriving biotech sector in San Francisco is a beacon of hope. Adopting this legislation would only exacerbate the existing challenges, potentially leading to further closures and job losses.

The historic amalgamation of industrial and residential buildings in the Dogpatch neighborhood aligns with the intention of urban mixed-use zoning, making biotech lab spaces for startups a fitting addition.

Please don't hesitate to contact me with any questions or further information.

Best,



Larry Weiss, MD

Lweissmd@gmail.com

2325 Third Street, Suite 223
San Francisco, CA 94107

Minh Nguyen
Topaz Therapeutics, Inc
953 Indiana St
San Francisco, CA 94107

July 16, 2024

SF Planning
1650 Mission Street
San Francisco, CA 94103

Dear SF Planning Commissioners,

My name is Minh Nguyen, and I am a co-founder of Topaz Therapeutics, a resident company at MBC BioLabs focused on developing novel cancer therapies. I am seeking your support in promoting biotechnology jobs in San Francisco.

San Francisco is a leading biotech hub that attracts global talent. The presence of UCSF, renowned for its advancements in research and clinical care, significantly benefits our local biotech community. UCSF's cutting-edge research facilities, top-tier faculty, and extensive network of clinical trials and research create a vibrant ecosystem for biotech development. This ecosystem is strengthened through collaboration with UCSF's world-class faculty and students, and access to its advanced technologies and facilities. Additionally, the many biotech companies in San Francisco enhance this dynamic environment by sharing resources and expertise, fostering a collaborative network where innovation thrives and new technologies emerge.

While searching for lab spaces in San Francisco, South San Francisco, and San Carlos, our team selected MBC BioLabs over other locations for the same four key reasons highlighted in the SF General Plan: 1) climate change; 2) economics; 3) healthy communities; and 4) equitable opportunities. As a scientist living in the inner Mission, I prefer to work close to home and commute by bicycle to minimize my carbon footprint. Being in San Francisco also provides access to various public transportation options, including Caltrain, BART, and Muni, all of which contribute to reducing carbon emissions and combating global climate change. Additionally, our extensive public transportation network supports workers who do not own cars in accessing opportunities in SF.

Since the COVID pandemic, San Francisco's downtown recovery has been hindered by the rise of hybrid work models, with many office workers continuing to work remotely. This shift has resulted in a 37% commercial office vacancy rate, which not only reduces the city's tax revenue but also impacts sales for local businesses that cater to office employees, such as cafes, restaurants, dry cleaners, salons, and grocery stores. However, the biotech industry is one of the few sectors thriving in San Francisco with workers continuing to come into laboratories, thereby supporting the

local economy. By enacting legislation that supports biotech jobs, San Francisco can foster a vibrant economic environment. Neighborhoods like Dogpatch, which have traditionally combined industrial and residential spaces, align well with the mixed-use zoning intended for biotech lab startups.

I appreciate any support you can offer to our biotechnology community in San Francisco. Thank you!

Best regards,

A handwritten signature in black ink, appearing to read 'Minh Nguyen', written in a cursive style.

Minh Nguyen



Siren Biotechnology, Inc.
953 Indiana Street
San Francisco, CA, 94107
PH: 628-758-8536

TO: Planning Commission RE MBC BioLabs site at 700 Indiana St

Date: July 21, 2024

Dear Distinguished Council Members,

My name is Dr. Nicole Paulk and I am the CEO and Founder of Siren Biotechnology, a startup spun out of my laboratory at UCSF Mission Bay where I was an Assistant Adj Professor of Biochemistry & Biophysics. As research faculty here in San Francisco and now a startup founder and CEO here in San Francisco, I relish the opportunity to work and live within the city. Indeed, when we decided to spin out Siren Biotechnology from my laboratory at UCSF and needed to decide where to headquarter the company there was no question I wanted to stay in San Francisco proper so that I and my employees could work where we already enjoy living. Indeed, our experiments necessitate this as we work around the clock to develop cures for patients with brain cancer and this requires 24/7 access to our laboratory space. Commuting across the bridge or down to the Peninsula wastes our precious time and contributes to carbon emissions. Many of our employees specifically noted that they chose to come work for us precisely because they would be able to walk/bike/scoot to work without needing to drive or take the CalTrain.

We at Siren Biotechnology are strong advocates for continuing to expand the laboratory spaces available for young startups like ours to remain in the city, spaces like the proposed new MBC BioLabs site at 700 Indiana Street. Banning laboratories hinders the city's ability to contribute to global health solutions. San Francisco is a global hub of biotech innovation, attracting talent from around the world to live and work here. We should be fostering this growth, not stifling it. In the current climate, this policy is detrimental. San Francisco currently has nearly 40% commercial vacancy rates, yet biotech is one of the few sectors that is still thriving in San Francisco. Adopting this legislation is misguided, counterproductive, and will further contribute to continuing the "doom loop" rumors that have strangled the city.

We regularly and proudly support neighborhood small businesses with our income, which is especially crucial as many local establishments in the Dogpatch neighborhood have struggled and closed in recent years. The Dogpatch has always been a neighborhood blending industrial and residential buildings, and biotech lab space for startups is in line with the intention of urban mixed-use zoning. I urge you to reject introducing legislation to ban laboratory use in urban mixed use zoning districts.

Best,

A handwritten signature in black ink that reads "Nicole K. Paulk".

Nicole K. Paulk
CEO, Founder, President of Siren Biotechnology

July 17th 2024
135 Mississippi St, San Francisco, CA, 94107

Dear Sir or Madame,

I am writing to express my strong support for maintaining and expanding biotech laboratory spaces in San Francisco, particularly in the urban mixed-use (UMU) zoning districts. As the founder and CEO of Epi Labs, a biotech company dedicated to developing therapeutics for age-related diseases, I am deeply troubled about the proposed legislation to ban laboratory use in these areas.

My journey to establish Epi Labs is deeply intertwined with the vibrant biotech ecosystem of San Francisco. When I first envisioned starting my company, being in this city was a crucial factor. The proximity to world-class research institutions, the availability of cutting-edge lab spaces, and the collaborative spirit of the biotech community here were all pivotal in making Epi Labs a reality. The ability to work close to where I live was vital, as experiments often require 24/7 access. Commuting down the peninsula would have been a significant barrier, wasting energy and time, not to mention their contribution to carbon emissions. Being able to walk or bike to work has greatly enhanced the quality of life of every team member we hired since, and I believe it aligns with the city's environmental goals.

San Francisco has become a hub for biotech innovation, attracting talent from around the world. The biotech sector is one of the few industries thriving in San Francisco, especially in the current economic climate where we face a 37% commercial vacancy rate. Implementing this legislation would be counterproductive, further contributing to the ongoing economic challenges. Please support maintaining and expanding these spaces to foster continued innovation and economic growth in San Francisco, as the future of biotech companies like mine depends on this decision.

Sincerely,
Lada Nuzhna
Founder & CEO of Epi Labs Inc.

A handwritten signature in black ink, appearing to read 'Lada Nuzhna', written in a cursive style.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: June 13, 2024
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 240641
Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. *Joy Navarrete*
7/1/2024
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

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 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: [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)

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

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

***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: [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.
- 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.

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.

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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.

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 - 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.

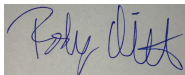
Laboratory uses in UMU zones also present additional problems. Among them:

- **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.
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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.

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.

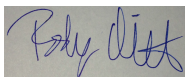
Laboratory uses in UMU zones also present additional problems. Among them:

- **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

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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

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 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

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

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.

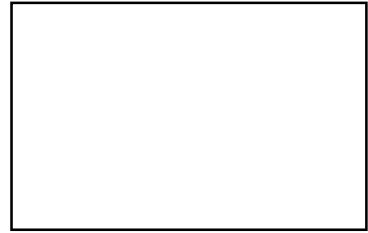
I urge the Board to vote for this legislation in the interest of public safety and the need to preserve land for building homes during this housing crisis.

Sincerely,

Matt Boden
243 Texas St

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor [] inquires..."
- 5. City Attorney Request
- 6. Call File No. [] from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Walton

Subject:

[Planning Code - Laboratory Uses in the Urban Mixed Use Zoning District]

Long Title or text listed:

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.

Signature of Sponsoring Supervisor: /s/ Shamann Walton