

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.

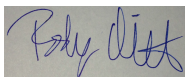
Laboratory uses in UMU zones also present additional problems. Among them:

- **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

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Dear Honorable Board Members,

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

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

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

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

Here is why Lab Use should be disallowed in UMU:

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

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

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

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

Sincerely,
Nataly Gattegno

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

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Dear Honorable Board Members,

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

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

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

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

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

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

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

Sincerely,
An Van de Moortel

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

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

Dear Supervisors,

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

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

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

Thank you,
Emily Block
415-505-0577

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

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Dear Honorable Board Members,

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

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

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

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

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

Sincerely,

Philip Anasovich, Architect

298 Missouri St.
San Francisco, CA 94107

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

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

Dear Board of Supervisors,

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

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

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

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

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

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

Sasha Gala
D10 Homeowner

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

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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