

BOARD of SUPERVISORS



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

February 5, 2020

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On January 28, 2020, Supervisor Walton introduced the following legislation:

File No. 200086

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

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
Adam Varat, Acting Director of Citywide Planning
Aaron Starr, Manager of Legislative Affairs
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Major Environmental Analysis
Georgia Powell, Planning Misc. Permits Routing

1 [Planning Code, Zoning Map - Bayview Industrial Triangle Redevelopment Area Rezoning]
 2
 3 **Ordinance amending the Planning Code by amending the Zoning Map to change the**
 4 **use classification of certain parcels in the Bayview Industrial Redevelopment Project**
 5 **Area (Project Area) from M-1 (Light Industrial) and NC-3 (Moderate-Scale Neighborhood**
 6 **Commercial) to PDR-1-G (General Production, Distribution, and Repair) and NCT-3**
 7 **(Moderate-Scale Neighborhood Commercial Transit) Districts, and to change the height**
 8 **and bulk classification of certain parcels in the Project Area from 40-X to 65-X;**
 9 **affirming the Planning Department's determination under the California Environmental**
 10 **Quality Act; and making findings of consistency with the General Plan, and the eight**
 11 **priority policies of Planning Code, Section 101.1, and findings of public necessity,**
 12 **convenience, and welfare under Planning Code, Section 302.**

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

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

21 Section 1. Environmental and Land Use Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
 23 ordinance are excluded from review under the California Environmental Quality Act (California
 24 Public Resources Code Sections 21000 et seq.) because CEQA applies only to projects
 25 which have the potential for causing a significant effect on the environment under CEQA
 Guidelines section 15061(b)(3). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On _____, the Planning Commission, in Resolution No. _____,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
6 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
7 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

8 (c) Pursuant to Planning Code Section 302, the Board finds that this ordinance will
9 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
10 Commission Resolution No. _____, and incorporates such reasons by this reference
11 thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
12 No. _____.

13
14 Section 2. The Planning Code is hereby amended by revising Sectional Map ZN10 of
15 the Zoning Map of the City and County of San Francisco, as follows:

16
17

Assessor's Parcels Block/Lot Number	Use District to be Superseded	Use District Hereby Approved
5235/003	M-1	PDR-1-G
5242/015	M-1	PDR-1-G
5242/016	M-1	PDR-1-G
5242/020	M-1	PDR-1-G
5242/021	M-1	NCT-3
5242/022	M-1	NCT-3
5242/023	M-1	NCT-3

18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5242/024	M-1	NCT-3
5242/042	M-1	NCT-3
5253/008	M-1	NCT-3
5253/009	M-1	PDR-1-G
5253/013	M-1	PDR-1-G
5253/015	M-1	PDR-1-G
5253/016	M-1	PDR-1-G
5253/017	M-1	PDR-1-G
5253/018	M-1	PDR-1-G
5253/020	M-1	PDR-1-G
5253/028	M-1	PDR-1-G
5253/029	M-1	NCT-3
5253/030	M-1	NCT-3
5253/031	M-1	NCT-3
5253/032	M-1	NCT-3
5253/033	M-1	NCT-3
5253/034	M-1	NCT-3
5253/039	M-1	PDR-1-G
5260/001	M-1	NCT-3
5260/004	M-1	PDR-1-G
5260/010	M-1	PDR-1-G
5260/019	M-1	PDR-1-G
5260/030	M-1	PDR-1-G
5260/031	M-1	PDR-1-G

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5260/032	M-1	NCT-3
5260/034	M-1	NCT-3
5260/035	M-1	NCT-3
5260/036	M-1	NCT-3
5260/037	M-1	PDR-1-G
5260/038	M-1	PDR-1-G
5260/041	M-1	NCT-3
5260/042	M-1	NCT-3
5272/011	M-1	PDR-1-G
5272/014	M-1	PDR-1-G
5272/015	M-1	PDR-1-G
5272/016	M-1	PDR-1-G
5272/017	M-1	PDR-1-G
5272/018	M-1	PDR-1-G
5272/019	M-1	PDR-1-G
5272/020	M-1	PDR-1-G
5272/043	M-1	PDR-1-G
5272/044	M-1	PDR-1-G
5272/045	M-1	NCT-3
5272/048	M-1	NCT-3
5278/015	NC-3	NCT-3
5279/001	M-1	NCT-3
5279/002	M-1	NCT-3
5279/003	M-1	NCT-3

1	5279/004	NC-3	NCT-3
2	5279/033	M-1	PDR-1-G
3	5279/034	M-1	PDR-1-G
4	5279/035	M-1	PDR-1-G
5	5279/036	M-1	PDR-1-G
6	5279/037	M-1	PDR-1-G
7	5279/039	M-1	PDR-1-G
8	5279/041	M-1	PDR-1-G
9	5279/042	M-1	PDR-1-G
10	5279/043	M-1	PDR-1-G
11	5279/044	M-1	PDR-1-G
12	5279/045	M-1	PDR-1-G
13	5279/048	M-1	PDR-1-G
14	5279/049	M-1	PDR-1G
15	5279/051	M-1	PDR-1-G
16	5279/053	M-1	PDR-1-G
17	5279/054	M-1	PDR-1-G

18
19 Section 3. The Planning Code is hereby amended by revising Sectional Map HT10 of
20 the Zoning Map of the City and County of San Francisco, as follows:
21

22	Assessor's Parcels Block/Lot Number	Height District to be Superseded	Height District Hereby Approved
23	5260/001	40-X	65-X
24	5278/015	40-X	65-X

5279/004	40-X	65-X
----------	------	------


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Section 4. Effective and Operative Dates.

(a) 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.

(b) This ordinance shall become operative on its effective date stated in subsection (a) or on the effective date of the ordinance in Board of Supervisors File No. 200039 creating the Potrero Power Station Special Use District, whichever is later.

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

By: 
AUDREY WILLIAMS PEARSON
Deputy City Attorney

n:\leganalas2020\2000317\01423355.docx

LEGISLATIVE DIGEST

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

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

Existing Law

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

Amendments to Current Law

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

Background Information

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