

REUBEN, JUNIUS & ROSE, LLP

September 17, 2024

Delivered by Email

Vice President Kathrin Moore
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

**Re: 2024 Planning Code Corrections Ordinance [File No. 2024-005931PCA]
2270 McKinnon Ave
Planning Case Hearing Date: September 19, 2024**

Dear Vice President Moore and Commissioners:

I am writing on behalf of the 2270 McKinnon Avenue project (the “Project”), which was approved unanimously by the Planning Commission in November 2022. to request consideration of minor amendments to the Planning Code to expand allowable industrial uses at the site. We request that the Commission consider including these changes, which are outlined below, as part of its “code corrections” ordinance, which is up for consideration this Thursday, September 19th.

2270 McKinnon Project

The 2270 McKinnon Project proposes to build a five-story mixed-use building with approximately 151,000 square feet of Self-Storage use, and 23,000 square feet of Production, Distribution and Repair (PDR) and community uses. The Project will include a new headquarters for the San Francisco Brown Bombers, a Bayview-based youth football, cheer, and leadership non-profit that has been serving San Francisco kids for more than 20 years. In addition, the sponsor has signed a Project Labor Agreement with the San Francisco Building and Construction Trades Council ensuring the Project will be constructed by a skilled and trained workforce.

A Planning Code text amendment (made in Board of Supervisors File No. 220041) prescribed a specific list of allowable PDR uses for the ground floor of the Project, and our proposed amendment would expand that list to include a broader list of uses. The proposed amendment would not permit Parcel Delivery Service, Fleet Charging, or Laboratory uses at the site. Note that this modification would only apply to the Project, as it is the only Self-Storage project in a PDR-2 zoning district that is subject to this specific zoning table footnote.

Proposed amendments to the code corrections ordinance

The code corrections ordinance before the Planning Commission on September 19th provides an opportunity to make minor changes to the permissible uses to encourage the construction of the approved project and the public benefits associated with it. We request the Planning Commission consider making the following changes to the applicable footnote accommodate these uses:

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

(22) NP except that any Self Storage use that submitted a development application on or before December 31, 2021 shall be Principally Permitted, and is exempt from the retail limits of Section 210.3A, provided that no less than 50% of the parcel area consists of ground floor Industrial, Agricultural, Automotive Repair, Catering, Trade Shop, Institutional Community use, ~~or~~ Arts Activities or any other PDR uses, excluding Parcel Delivery Service. This note shall expire by operation of law on December 31, 2026, unless the City enacts an ordinance with an effective date on or before that date that extends or re-enacts this note, provided that any authorization granted hereunder shall be valid for such period of time as the conditions of approval of such authorization provides, notwithstanding the expiration of this note. Following the expiration of this note, the City Attorney shall cause this note to be removed from the Municipal Code.

This amendment would enable the Project to market to a broader set of PDR users, specifically Ambulance Services, Animal Hospital, Automotive Service Station, Automotive Repair, Automotive Wash, Arts Activities, Business Services, Catering, Commercial Storage, Kennel, Motor Vehicle Tow Service, Livery Stable, Parcel Delivery Service, Public Utilities Yard, Storage Yard, Trade Office, Trade Shop, Wholesale Sales, and Wholesale Storage.

Thank you for your consideration,

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Derek Braun, Commissioner
Amy Campbell, Commissioner
Theresa Imperial, Commissioner
Sean McGarry, Commissioner
Lydia So, Commissioner
Gilbert Williams, Commissioner