



BAYVIEW INDUSTRIAL TRIANGLE ZONING UPDATE

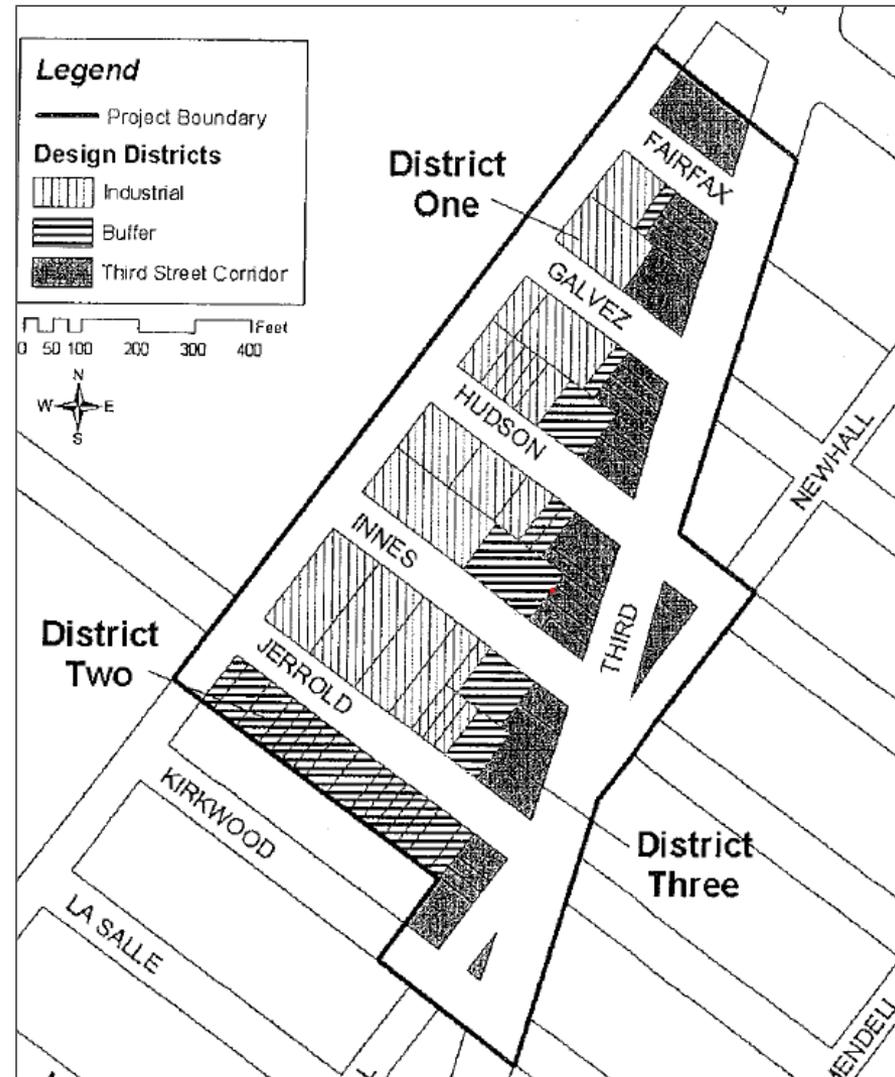
SAN FRANCISCO PLANNING DEPARTMENT | AUGUST 2019



San Francisco
Planning

Bayview Industrial Triangle (BIT): Expiring June 2020

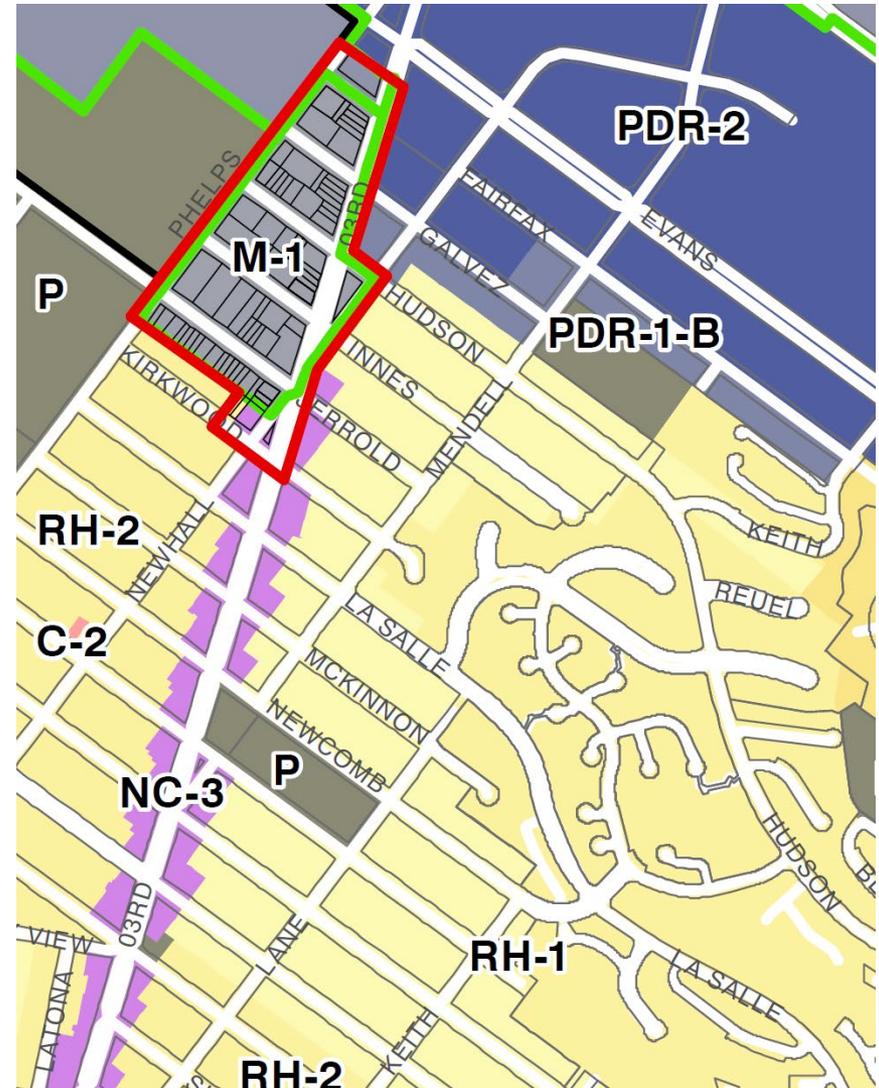
- Adopted in 1980 under SF Redevelopment Agency
- Original Goals:
 - Preserve & expand industrial and commercial development
 - Create buffer between industrial areas and residential/commercial uses on 3rd Street
 - Relocate residential structures from industrial areas to nearby residential areas
 - Address blight & support economic development
- Development projects are reviewed by OCII and Bayview CAC for consistency with BIT Plan



Bayview Industrial Triangle (BIT) Zoning Update:

Why it's needed

- After June 2020, zoning will revert to underlying **M-1** (an older district that was mostly phased out in 2010)
- **Potential Impact:**
 - More office and residential uses will be allowed
 - More and larger retail uses will be allowed
 - Concerns about property speculation, leading to business displacement
- **Rezoning goal:** preserve the mixed industrial/ residential/commercial character via protective zoning



Citywide Context: **Protecting Industrial Uses**

- In decades since BIT was established, the City has adopted several policies to protect industrial uses, as a way of promoting economic diversity



Median wage **PDR**
\$60,000

Median wage **Retail**
\$30,000

% of Jobs for people
without 4-year degrees

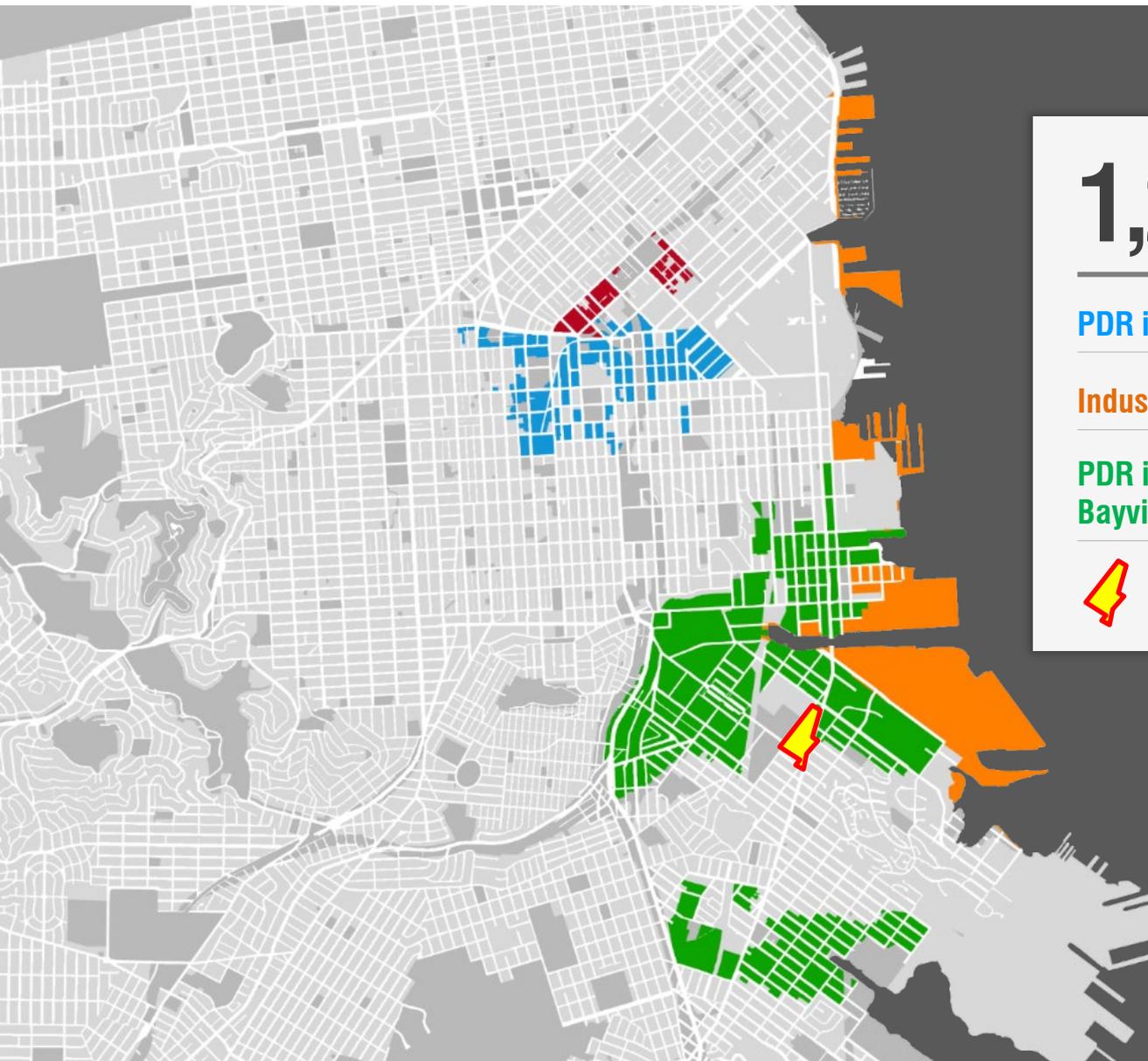


PDR



Office

Citywide Zoning to **Protect Industrial Uses**



1,279 *total acres* 5.5% of City Land

PDR in Mission / Showplace 150

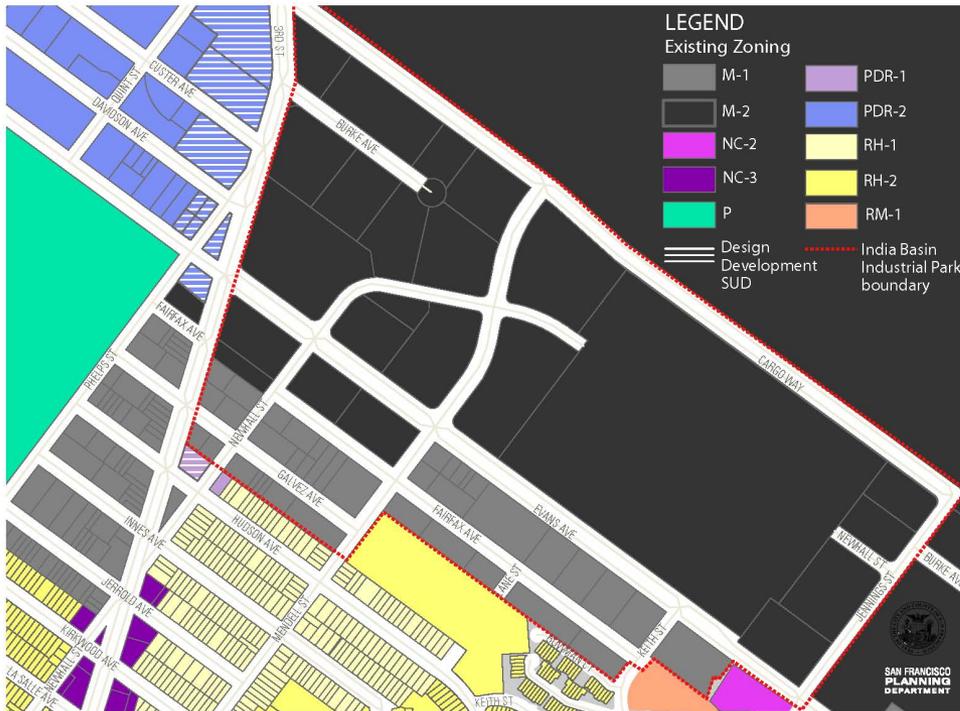
Industrial Port Land 470

PDR in Central Waterfront / Bayview 630

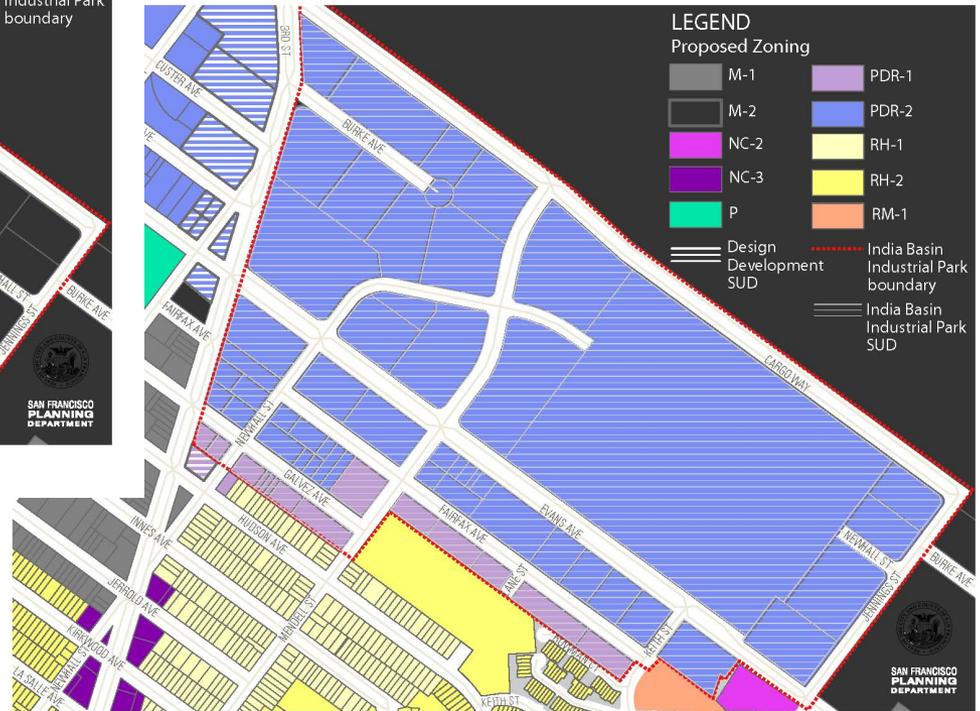
 = Bayview Industrial Triangle

Bayview Context: Protecting Industrial Uses

- Bayview Industrial Park Redevelopment Area expiration in 2009



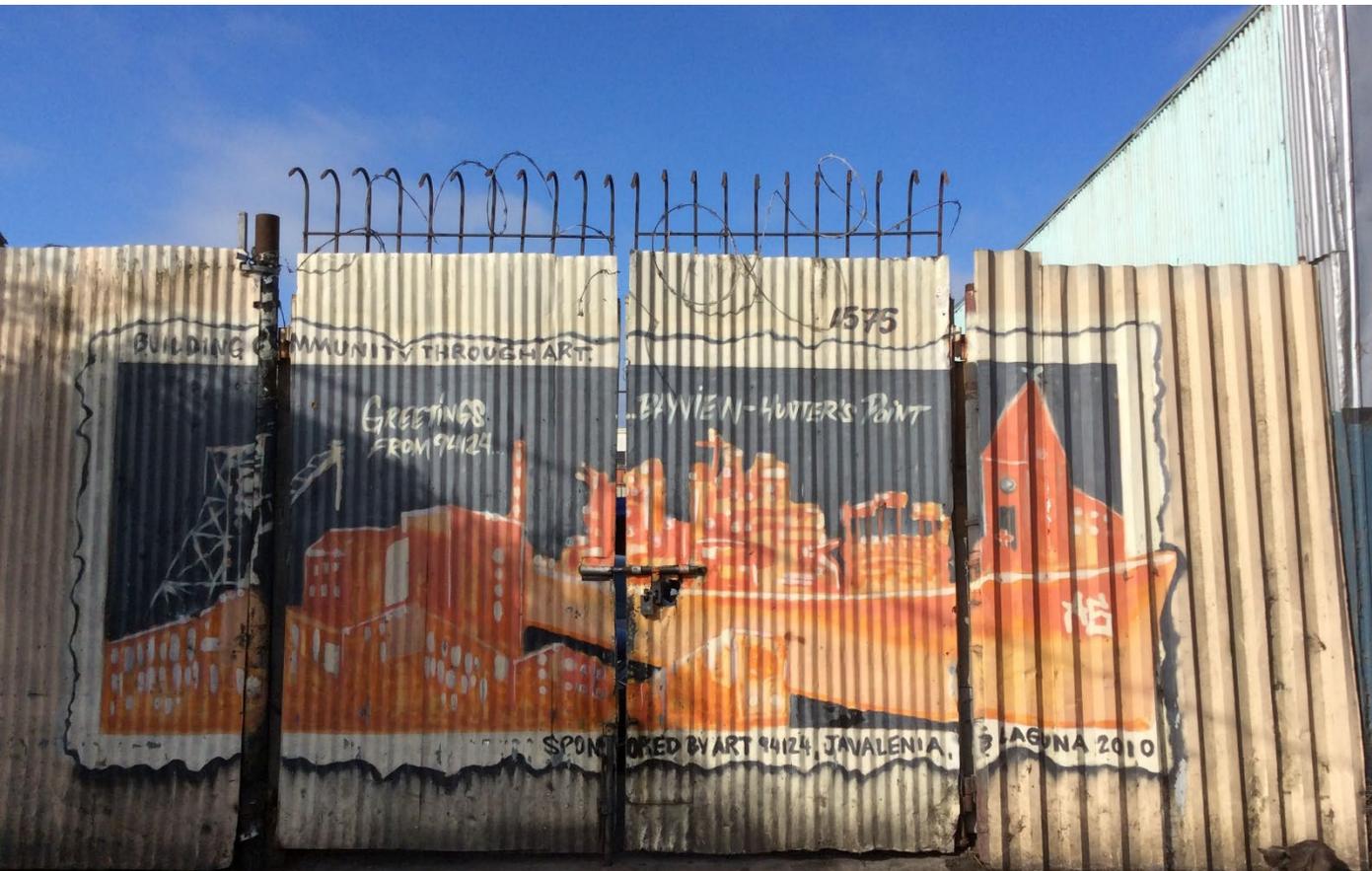
INDIA BASIN INDUSTRIAL PARK
existing zoning | January 2009



INDIA BASIN INDUSTRIAL PARK
proposed zoning | January 2009

Bayview Industrial Triangle Context: **Protecting Industrial Uses**

- Specific industrial space requirements: loading, loud noises, separation from residents
- Rent for PDR space is increasing



BIT PDR Business Types

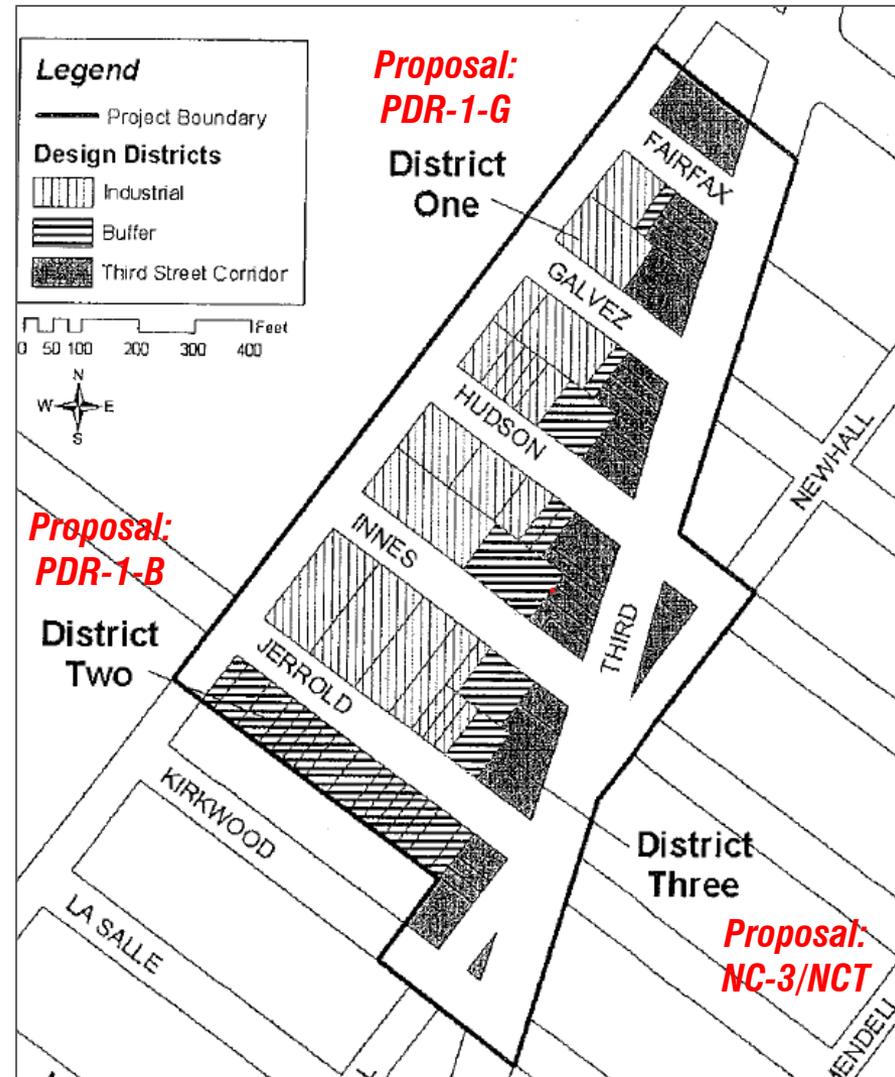
- Food and Beverage
- Plumbing, Heating, and Air-Conditioning
- Pet Care
- General Automotive Repair
- Furniture Manufacturing

Bayview Industrial Triangle (BIT) Zoning Update: Initial Proposal

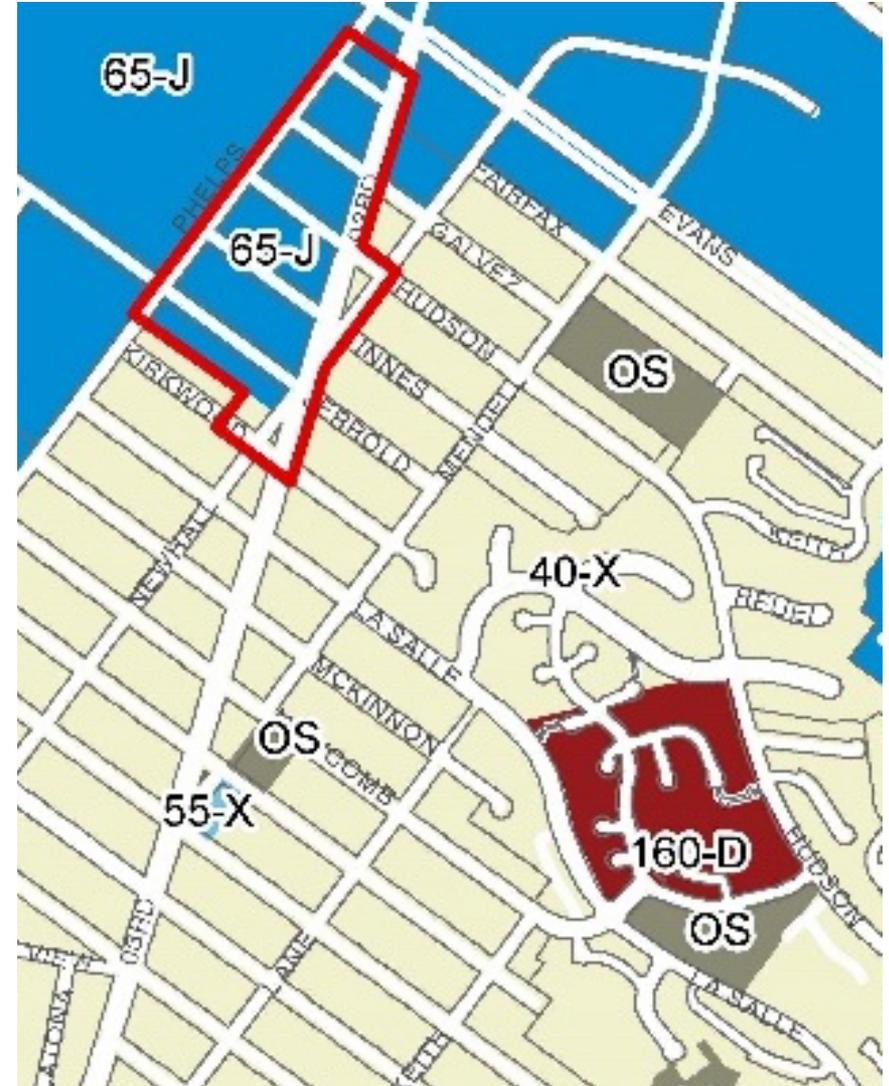
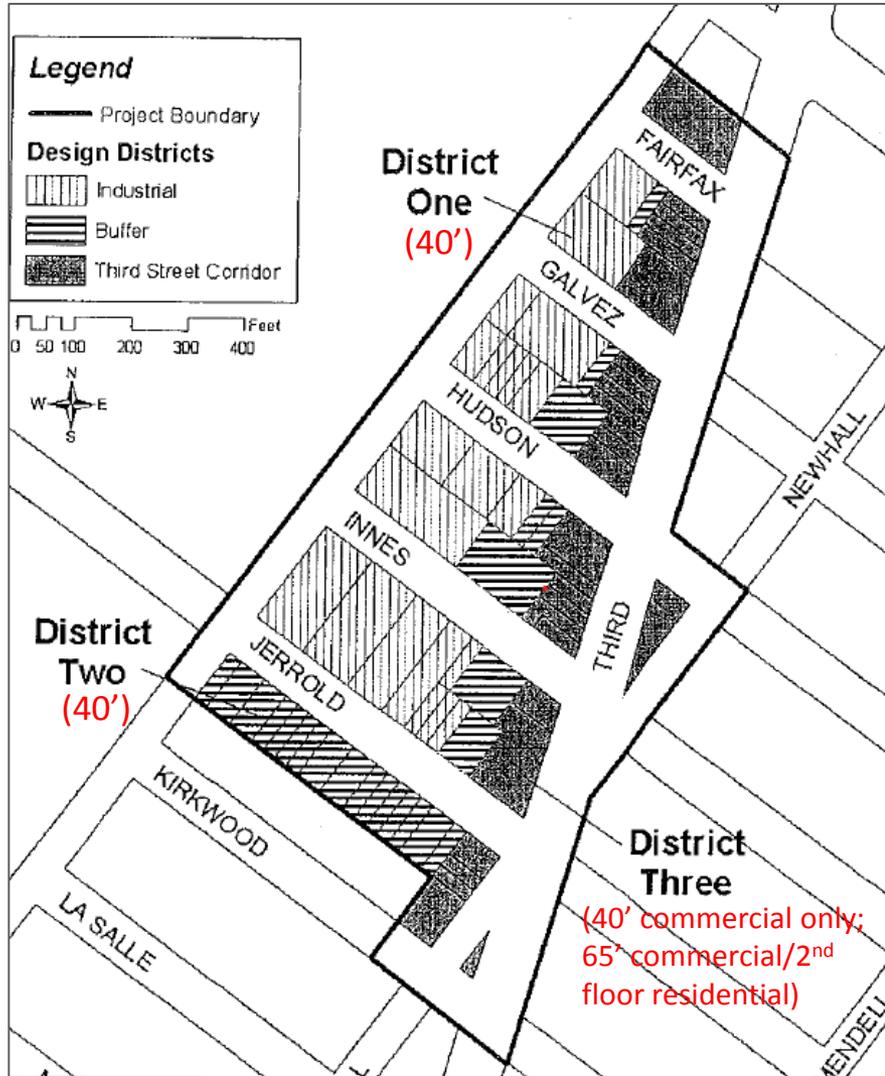
Initial proposal (to be refined based on further analysis):

- Provide **stability** to existing industrial businesses
- **“General” Industrial (PDR-1-G):** Allows a range of medium-intensity industrial uses
- **“Buffer” Industrial (PDR-1-B):** Allows lighter industrial uses
- **Neighborhood Commercial (NC-3):** Allows mixed-use commercial and residential

Process could also look at other zoning needs/conditions specific to the area.



Bayview Industrial Triangle (BIT) Zoning Update: For Consideration



Bayview Industrial Triangle (BIT) Zoning Update: Timeline

Summer 2019

Outreach

- Bayview CAC
- Southeast Community Facility Committee
- Economic Development on Third (EDoT)
- BIT Businesses
- Hunters Point Shipyard CAC
- Bayview Merchants Association

Fall 2019

Initiation

- Bayview CAC
- City Planning Commission
- Board of Supervisors

Winter 2019/2020

Adoption



THANK YOU!

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