



# BAYVIEW INDUSTRIAL TRIANGLE ZONING UPDATE

SAN FRANCISCO PLANNING DEPARTMENT | AUGUST 2019



**San Francisco**  
**Planning**

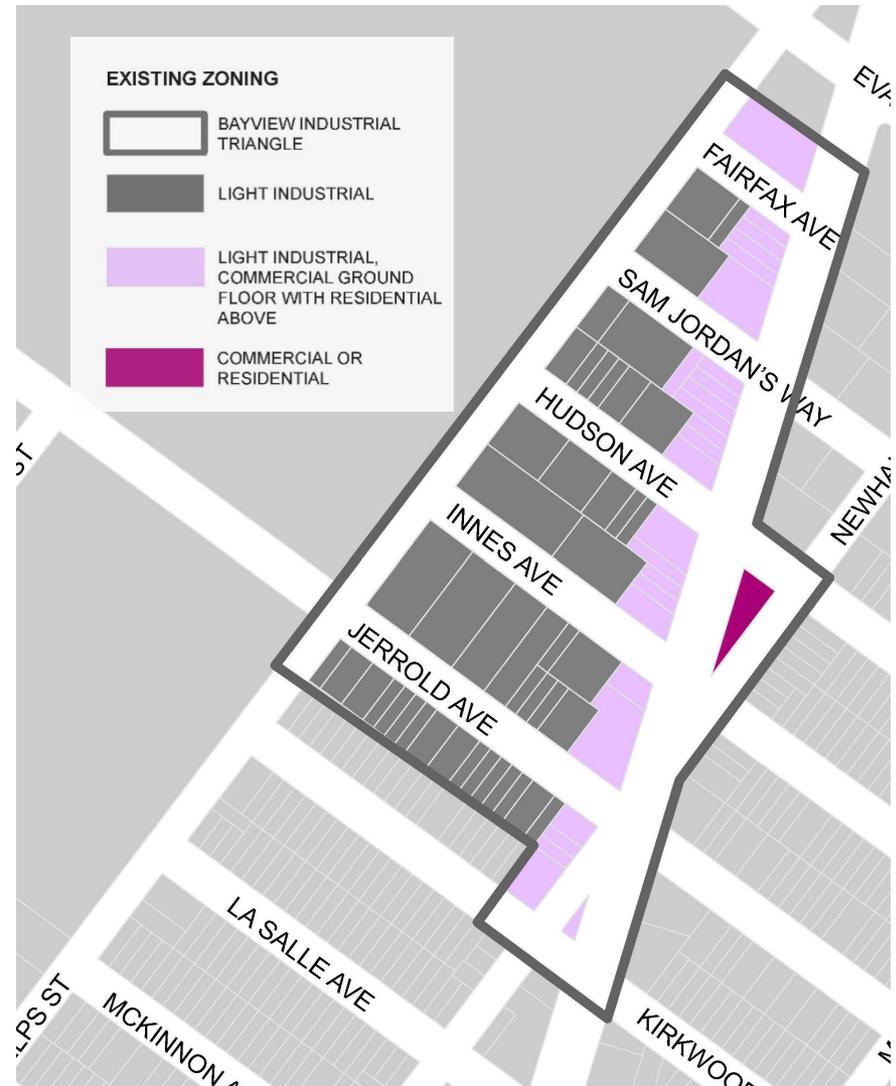
# Bayview Industrial Triangle (BIT): Expiring June 2020

- 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 3<sup>rd</sup> Street
  - Relocate residential structures from industrial areas to nearby residential areas
  - Address blight & support economic development



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# What is PDR?



## Production

Manufacturing  
Construction  
Printing & Publishing  
Audio, Film, & Video  
Media  
Arts



## Distribution

Wholesale  
Transportation  
Utilities  
Distribution



## Repair

Contractors  
Auto  
Repair

# Why should we retain PDR?



**Good pay relative to education**

**Provides job diversity**

**Supports Other Sectors**

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

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

*% of Jobs for people without 4-year degrees*



**PDR**



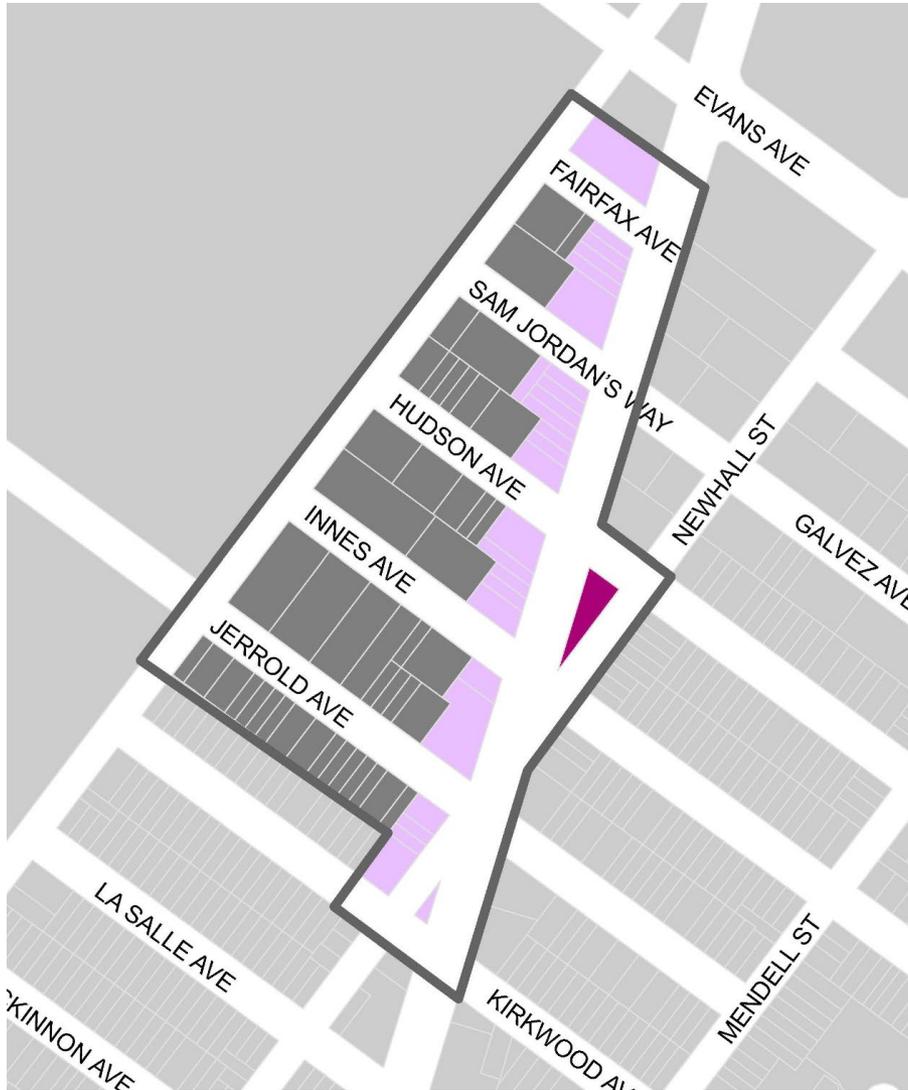
**Office**

# What do PDR businesses need?

- Specific industrial space requirements:
  - Separation from residents
  - Loading
  - Affordable rent in spaces that do not compete with residential and office



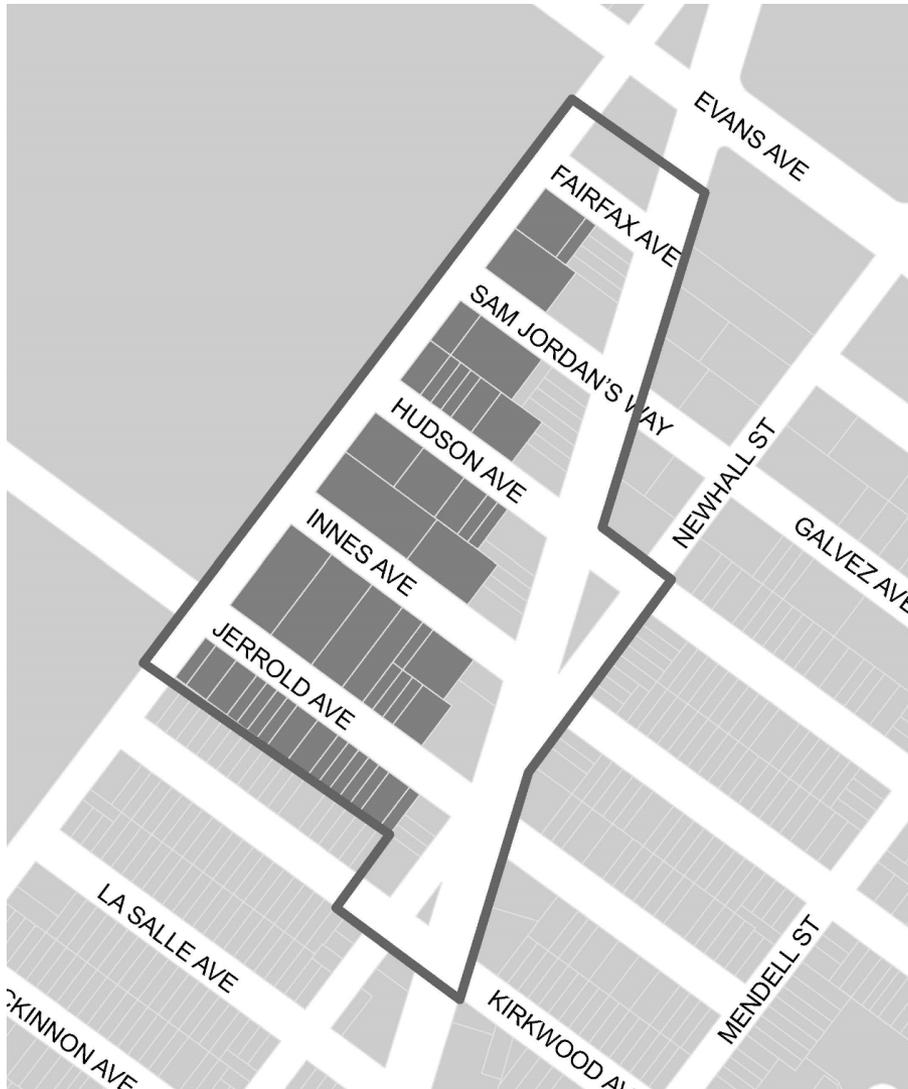
# Bayview Industrial Triangle (BIT) Zoning Update: Existing Redevelopment Plan Zoning



## EXISTING ZONING

-  BAYVIEW INDUSTRIAL TRIANGLE
-  LIGHT INDUSTRIAL
-  LIGHT INDUSTRIAL, COMMERCIAL GROUND FLOOR WITH RESIDENTIAL ABOVE
-  COMMERCIAL OR RESIDENTIAL

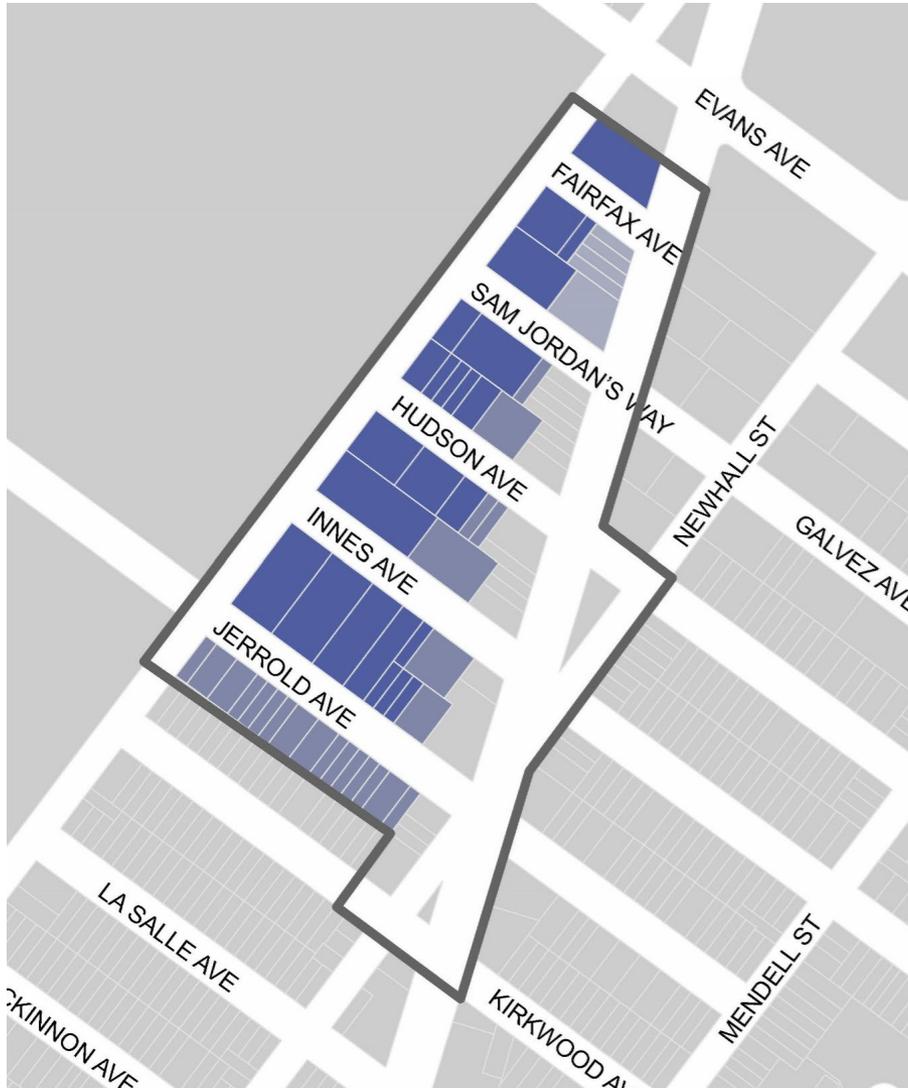
# Bayview Industrial Triangle (BIT) Zoning Update: Existing Redevelopment Plan Zoning – Light Industrial



## Examples of allowed uses

- Industrial agriculture
- Automotive repair and service
- Nighttime entertainment
- Kennel
- Storage

# Bayview Industrial Triangle (BIT) Zoning Update: Proposed Zoning – Production, Distribution, and Repair

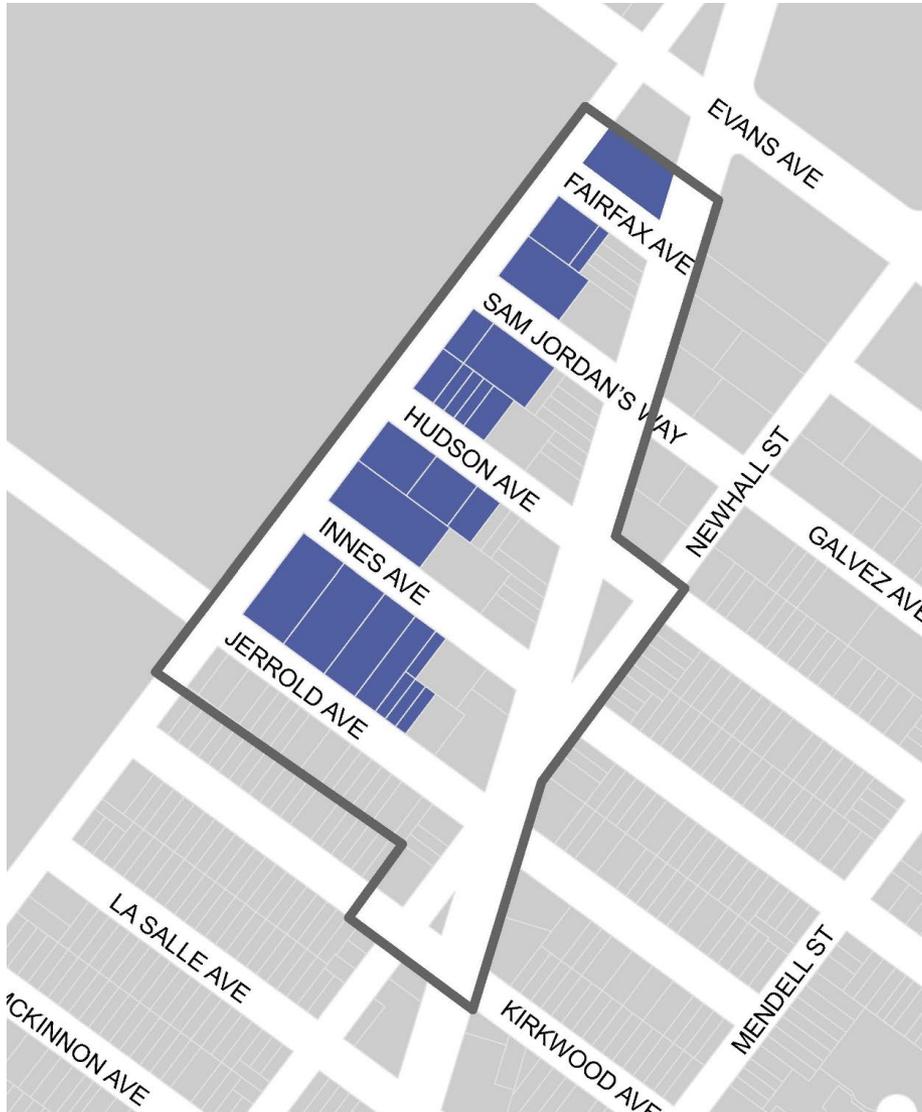


## PROPOSED ZONING

-  BAYVIEW INDUSTRIAL TRIANGLE
-  PRODUCTION, DISTRIBUTION, AND REPAIR
-  LIGHT INDUSTRIAL BUFFER

# Bayview Industrial Triangle (BIT) Zoning Update:

## Proposed Zoning – Production, Distribution, and Repair

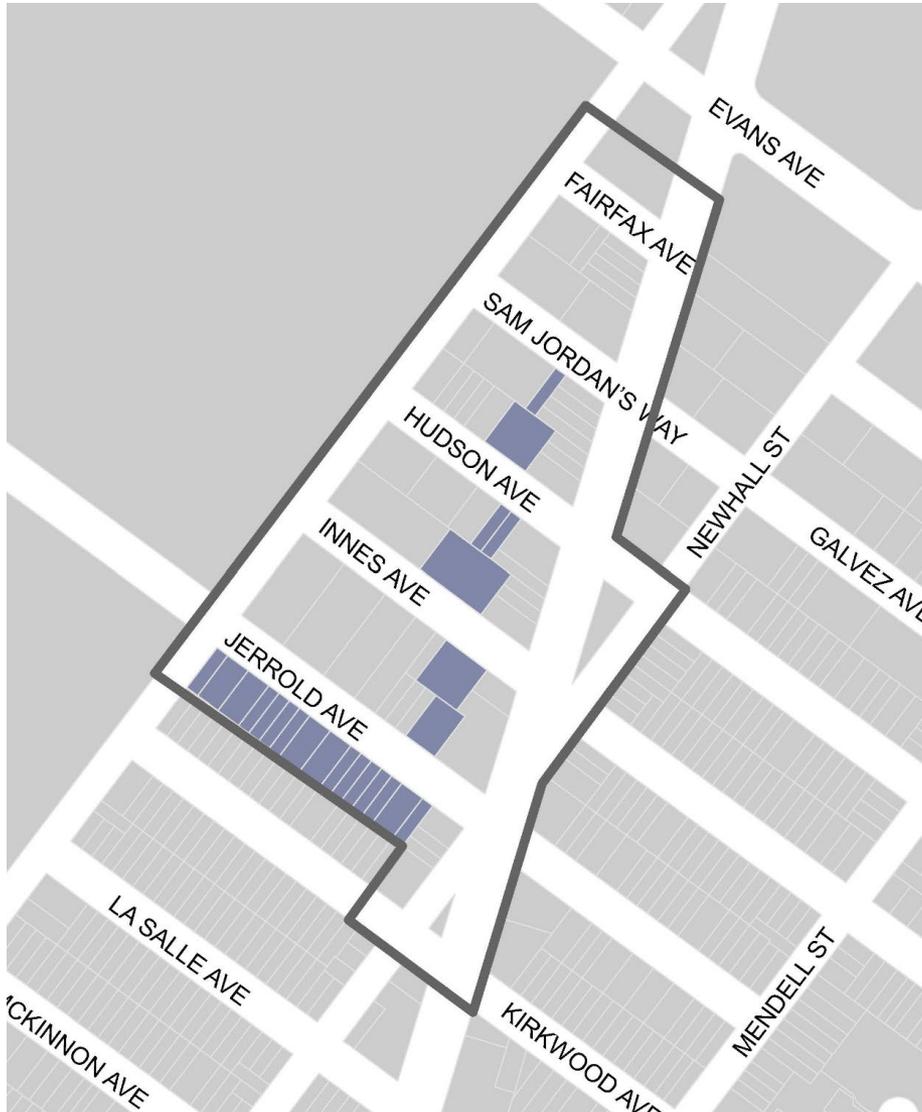


### Examples of allowed uses

- Automotive repair and service
- Agricultural and Beverage Processing
- Kennel
- General grocery store
- Vehicle storage lots
- Metal working

# Bayview Industrial Triangle (BIT) Zoning Update:

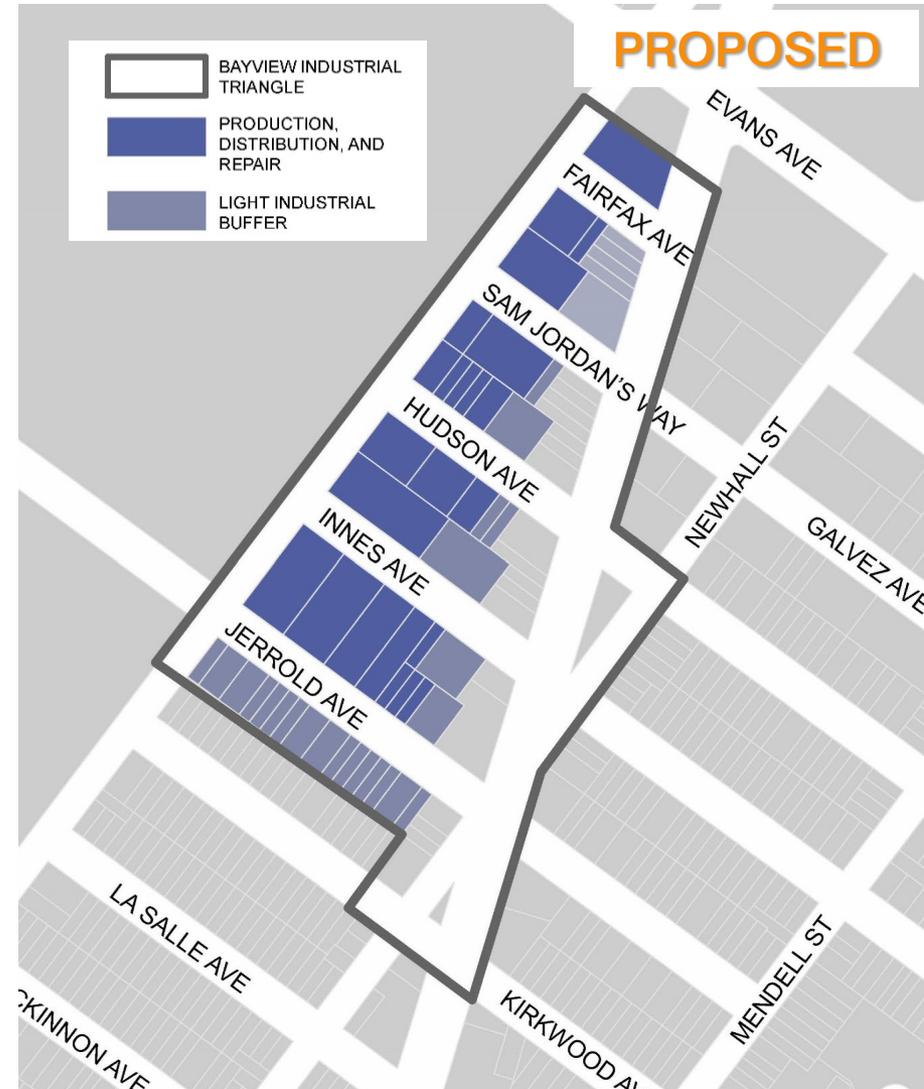
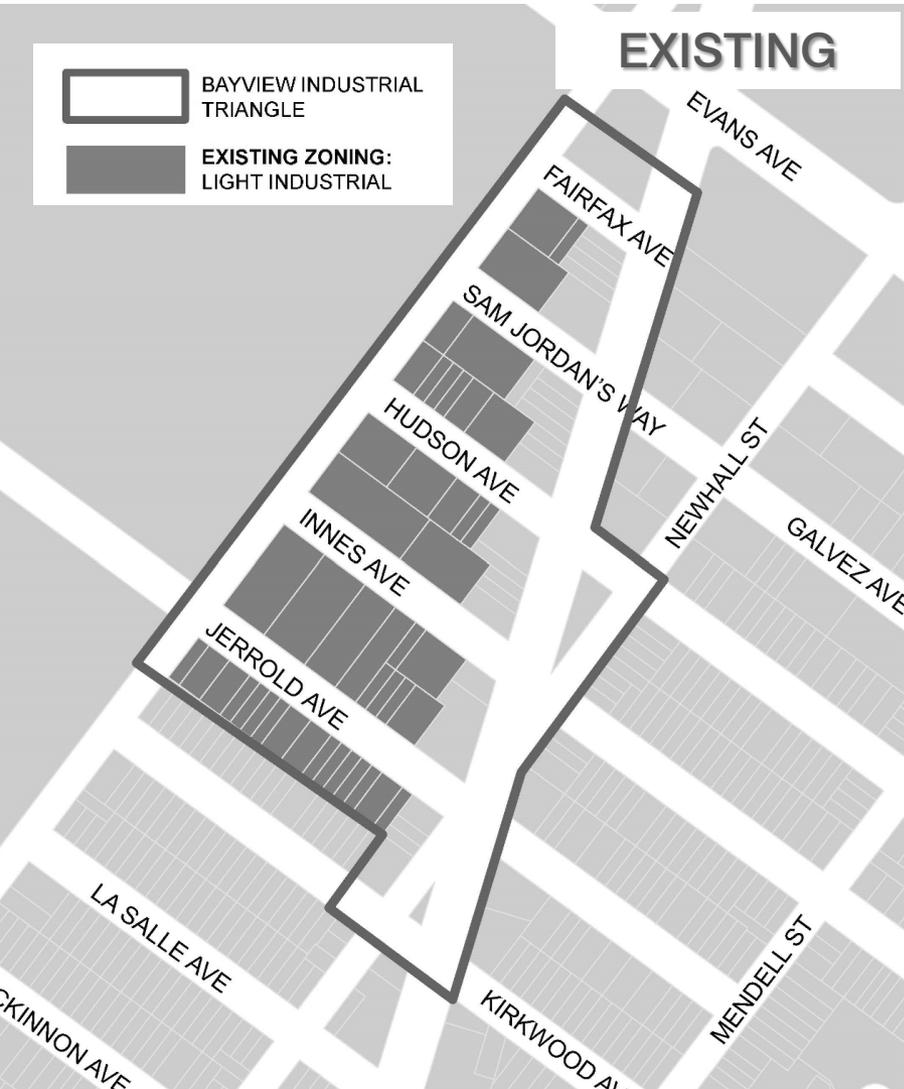
## Proposed Zoning – Light Industrial Buffer



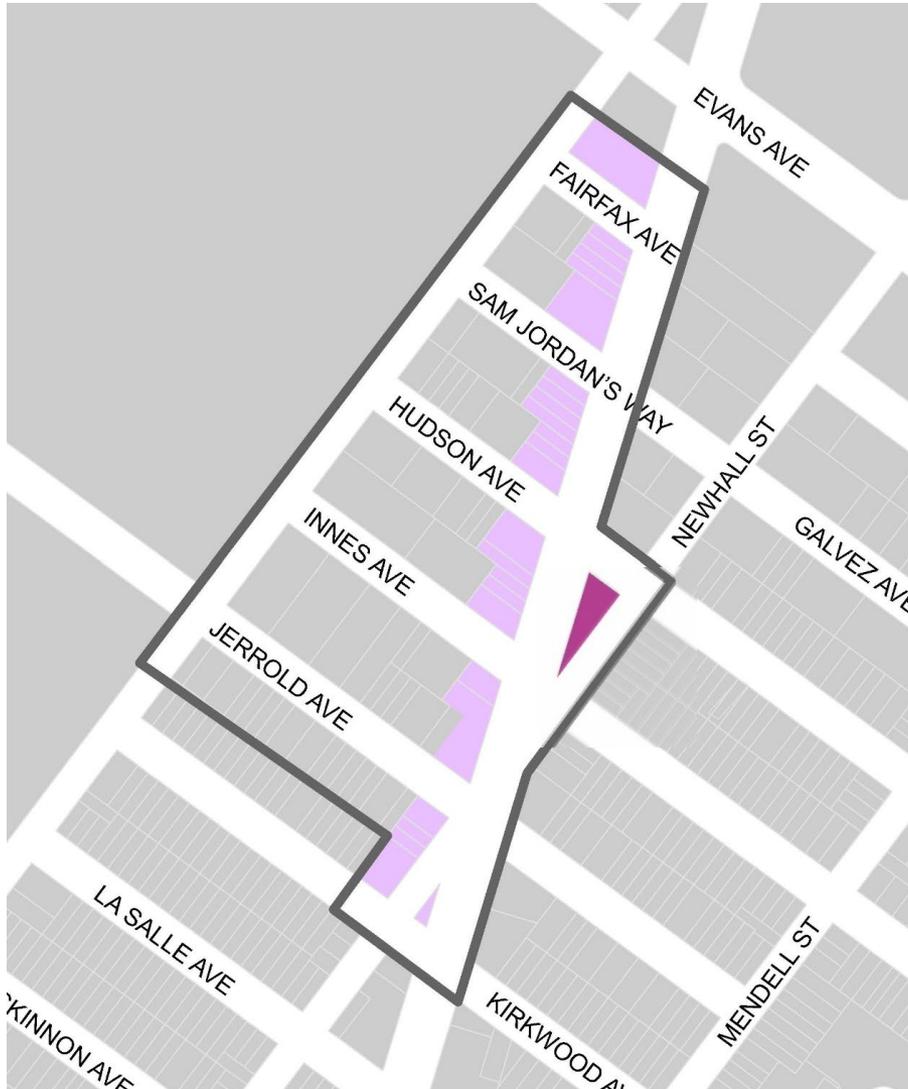
### Examples of allowed uses

- Automotive repair and service
- Agricultural and Beverage Processing
- Light manufacturing
- Community facility
- General grocery store

# Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Zoning - PDR/Industrial areas



# Bayview Industrial Triangle (BIT) Zoning Update: Existing Redevelopment Plan Zoning – Light Industrial, Commercial, and Residential



-  BAYVIEW INDUSTRIAL TRIANGLE
-  **EXISTING ZONING:**  
LIGHT INDUSTRIAL,  
COMMERCIAL GROUND  
FLOOR WITH RESIDENTIAL  
ABOVE
-  **EXISTING ZONING:**  
COMMERCIAL OR  
RESIDENTIAL

## Examples of allowed uses

- Automotive service station
- Arts activities
- Childcare facility
- Community facility
- Residential

# Bayview Industrial Triangle (BIT) Zoning Update:

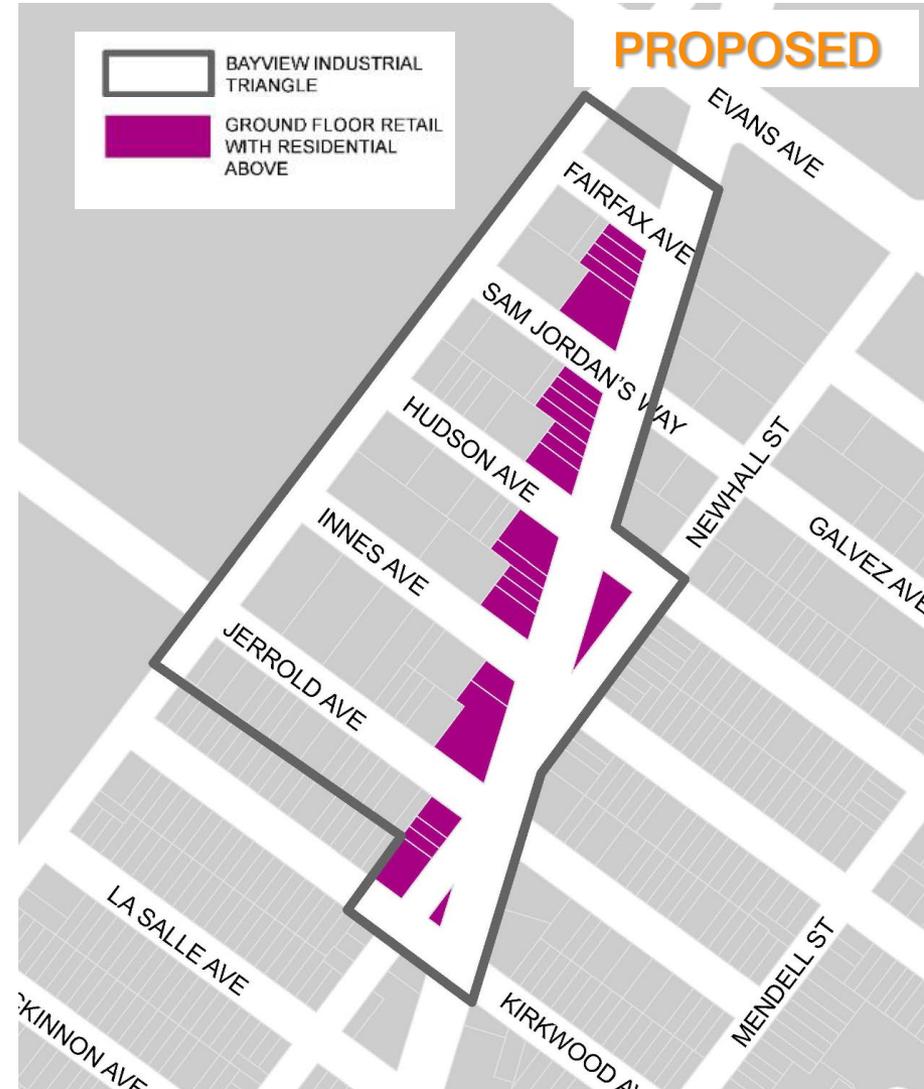
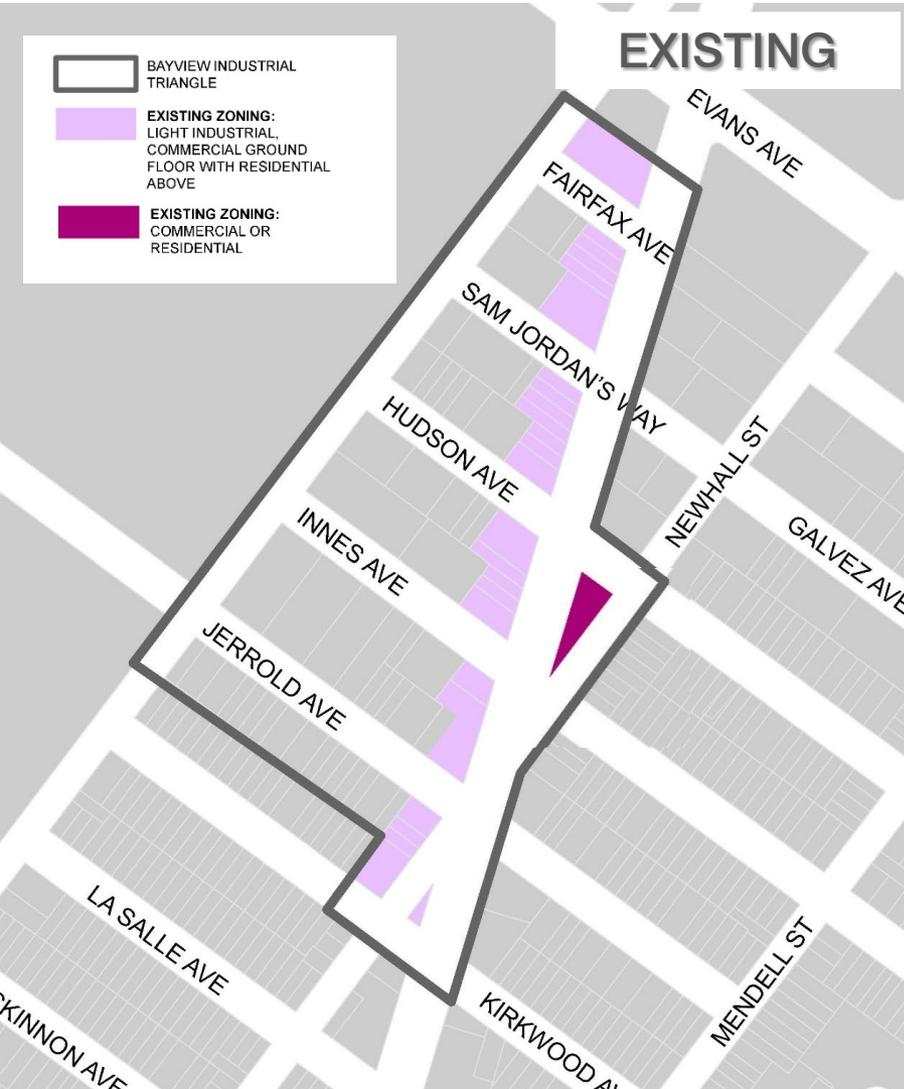
## Proposed Zoning – Ground Floor Retail with Residential Above



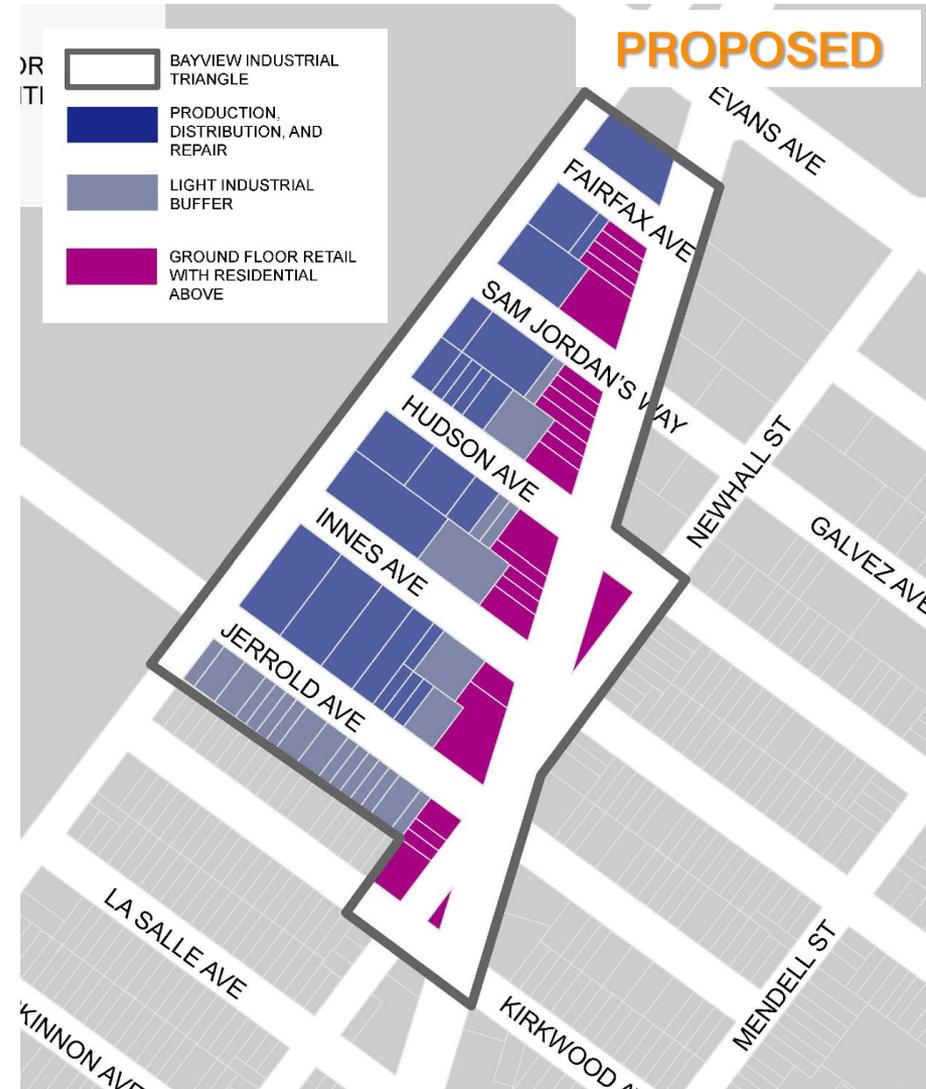
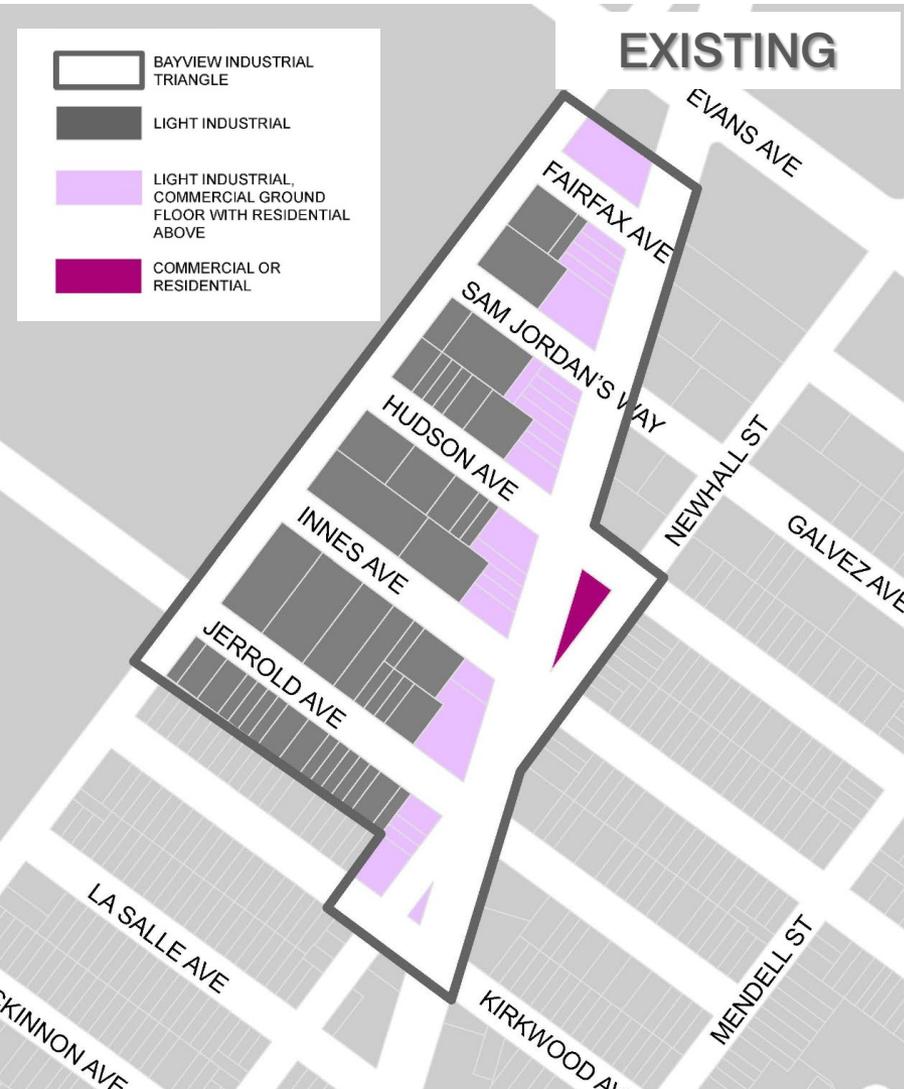
### Examples of allowed uses

- Job training
- Community facility
- Restaurants and bars
- Residential

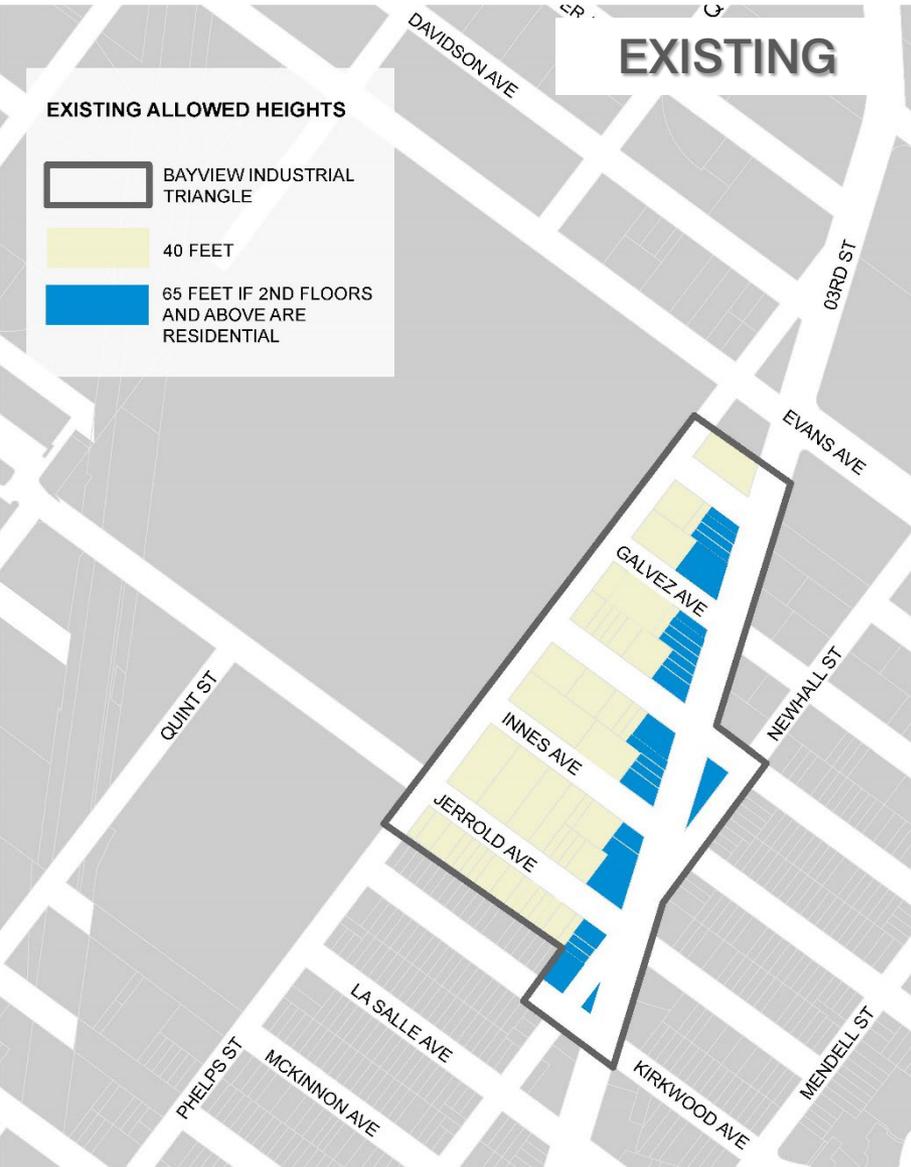
# Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Zoning – Ground Floor Retail with Residential Above



# Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Zoning



# Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Heights



# Bayview Industrial Triangle (BIT) Zoning Update: Timeline

Summer 2019

## Outreach

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

Fall 2019

## Initiation

- Bayview CAC
- City Planning Commission
- Board of Supervisors

Winter 2019

## Adoption

- City Planning Commission



# Bayview Industrial Triangle (BIT) Zoning Update:

## What We've Heard

- Support to retain PDR businesses off Third Street
- Support to restrict residential uses from industrial area off Third Street
- Support for residential on Third Street
- Concerns about cannabis growth and retail and liquor stores

# THANK YOU!

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