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
Bayview Industrial Triangle (BIT): Expiring June 2020

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Bayview Industrial Triangle (BIT) Zoning Update:
Why it’s needed

- After June 2020, Redevelopment Plan expires
- Zoning will revert to an outdated district

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: retain existing zoning and preserve the mixed industrial/residential/commercial character
What is PDR?

Production

Manufacturing
Construction
Printing & Publishing
Audio, Film, & Video
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
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
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

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

**EXISTING ALLOWED HEIGHTS**
- BAYVIEW INDUSTRIAL TRIANGLE
- 40 FEET
- 65 FEET IF 2ND FLOORS AND ABOVE ARE RESIDENTIAL

**PROPOSED ALLOWED HEIGHTS**
- BAYVIEW INDUSTRIAL TRIANGLE
- 65 FEET
## Bayview Industrial Triangle (BIT) Zoning Update: Timeline

<table>
<thead>
<tr>
<th>Summer 2019</th>
<th>Fall 2019</th>
<th>Winter 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outreach</strong></td>
<td><strong>Initiation</strong></td>
<td><strong>Adoption</strong></td>
</tr>
<tr>
<td>Bayview CAC</td>
<td>Bayview CAC</td>
<td>City Planning Commission</td>
</tr>
<tr>
<td>Southeast Community Facility Committee</td>
<td>City Planning Commission</td>
<td></td>
</tr>
<tr>
<td>Economic Development on Third (EDoT)</td>
<td>Board of Supervisors</td>
<td></td>
</tr>
<tr>
<td>BIT Businesses and Property Owners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hunters Point Shipyard CAC</td>
<td></td>
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<tr>
<td>Bayview Merchants Association</td>
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<td></td>
</tr>
</tbody>
</table>

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

**Initiation**
- Bayview CAC
- City Planning Commission
- Board of Supervisors

**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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