



BAYVIEW INDUSTRIAL TRIANGLE ZONING UPDATE

SAN FRANCISCO PLANNING DEPARTMENT | SEPTEMBER 2019



San Francisco
Planning

Bayview Industrial Triangle (BIT) Zoning Update: Outreach and Engagement

Outreach To Date

Bayview CAC (June, July, September 2019)

Southeast Community Facility Commission (June 2019)

Hunters Point Shipyard CAC (August 2019)

Bayview Industrial Triangle Businesses Focus Group (August 2019)

Bayview Merchants Association (August 2019)

Community meeting with BIT property and business owners (August 2019)

Next Steps

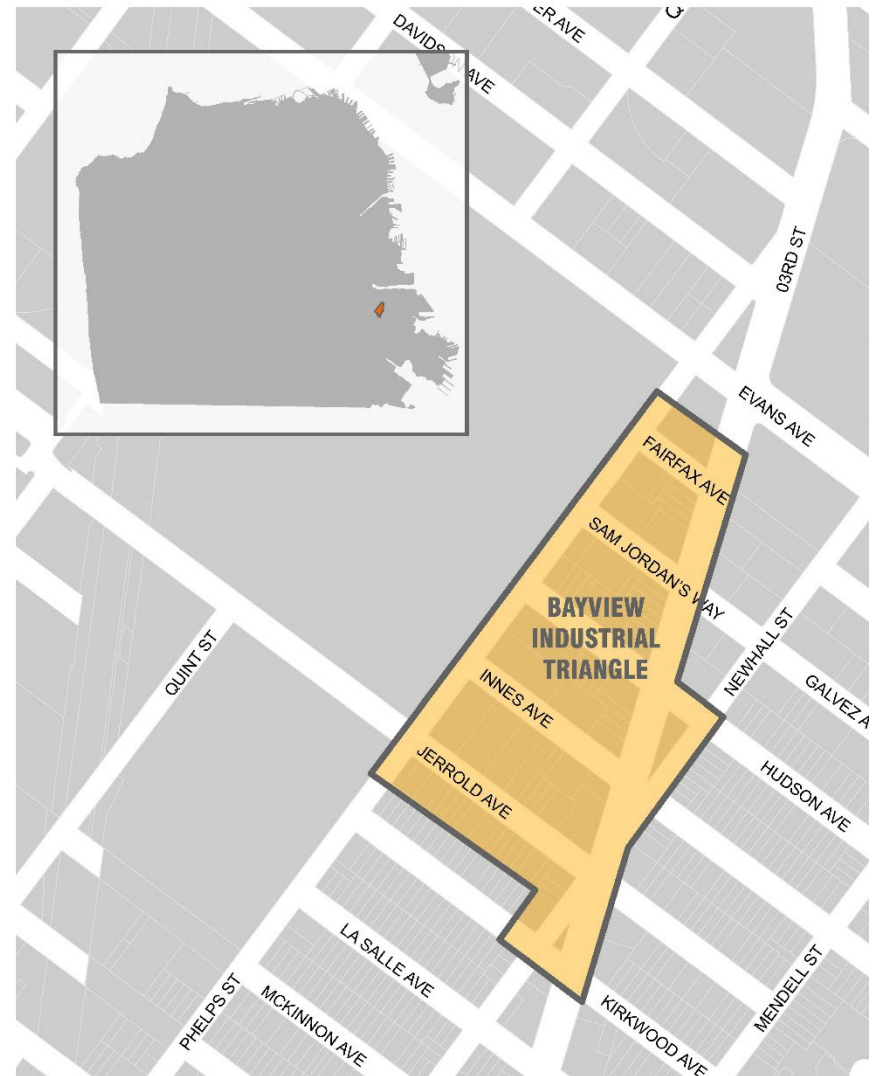
Friday office hours in the BIT (September 2019)

Bayview CAC (October 2019)



Bayview Industrial Triangle (BIT): Expiring June 2020

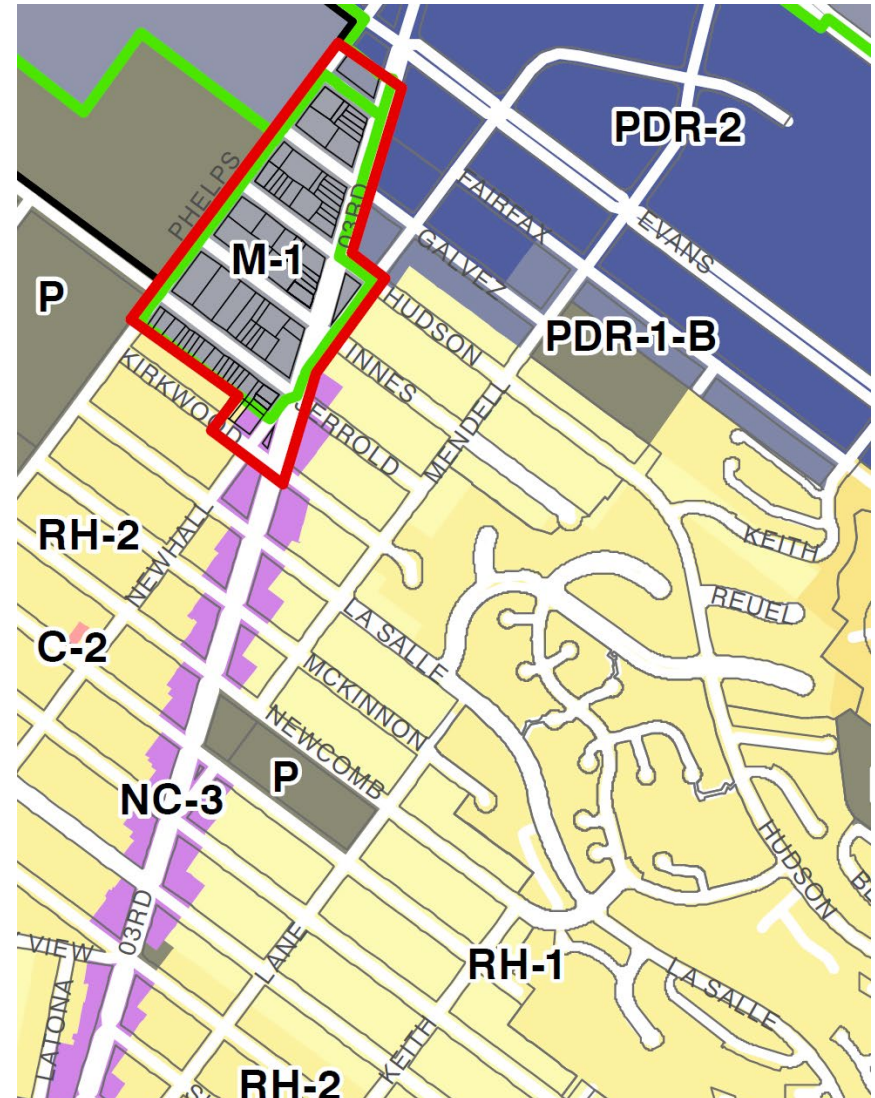
- Adopted in 1980 under SF Redevelopment Agency
- Original Goals:
 - Preserve & expand industrial and commercial development
 - Create buffer between industrial areas and residential/commercial uses on 3rd Street
 - Relocate residential structures from industrial areas to nearby residential areas
 - Address blight & support economic development



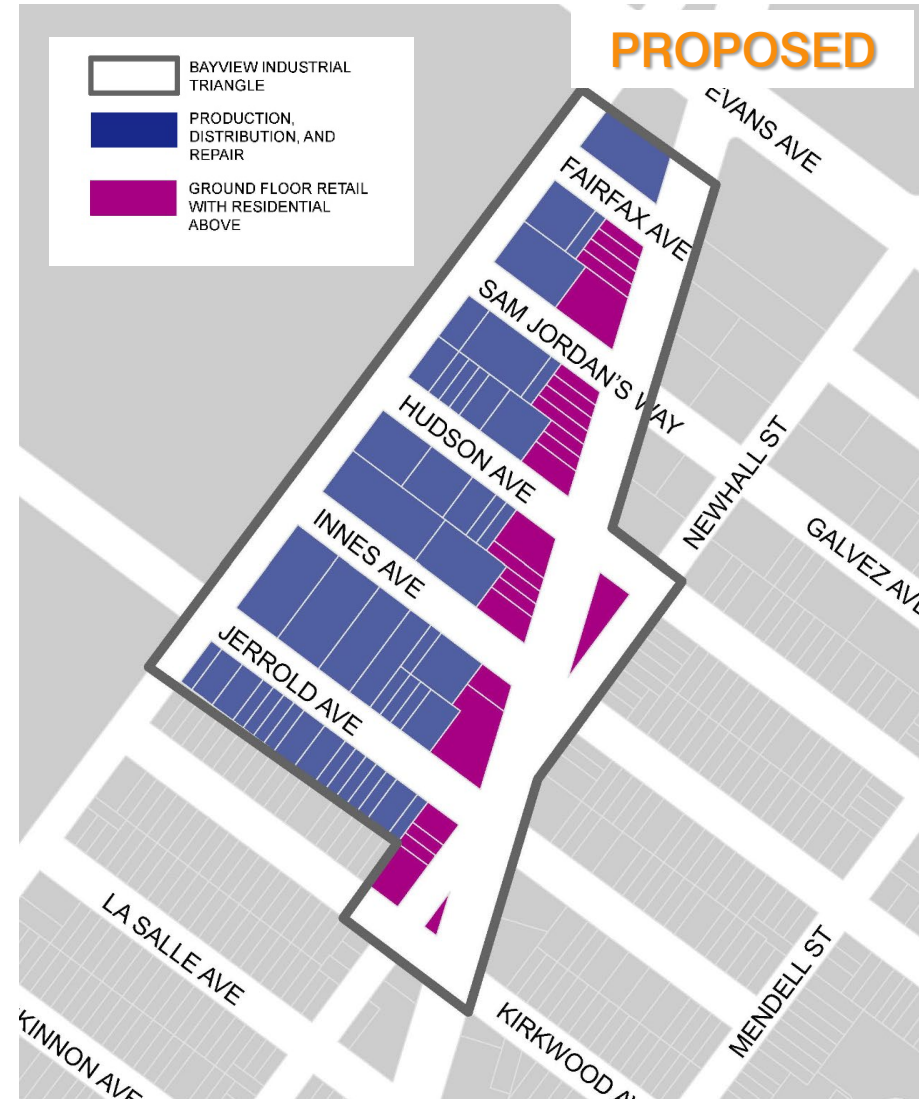
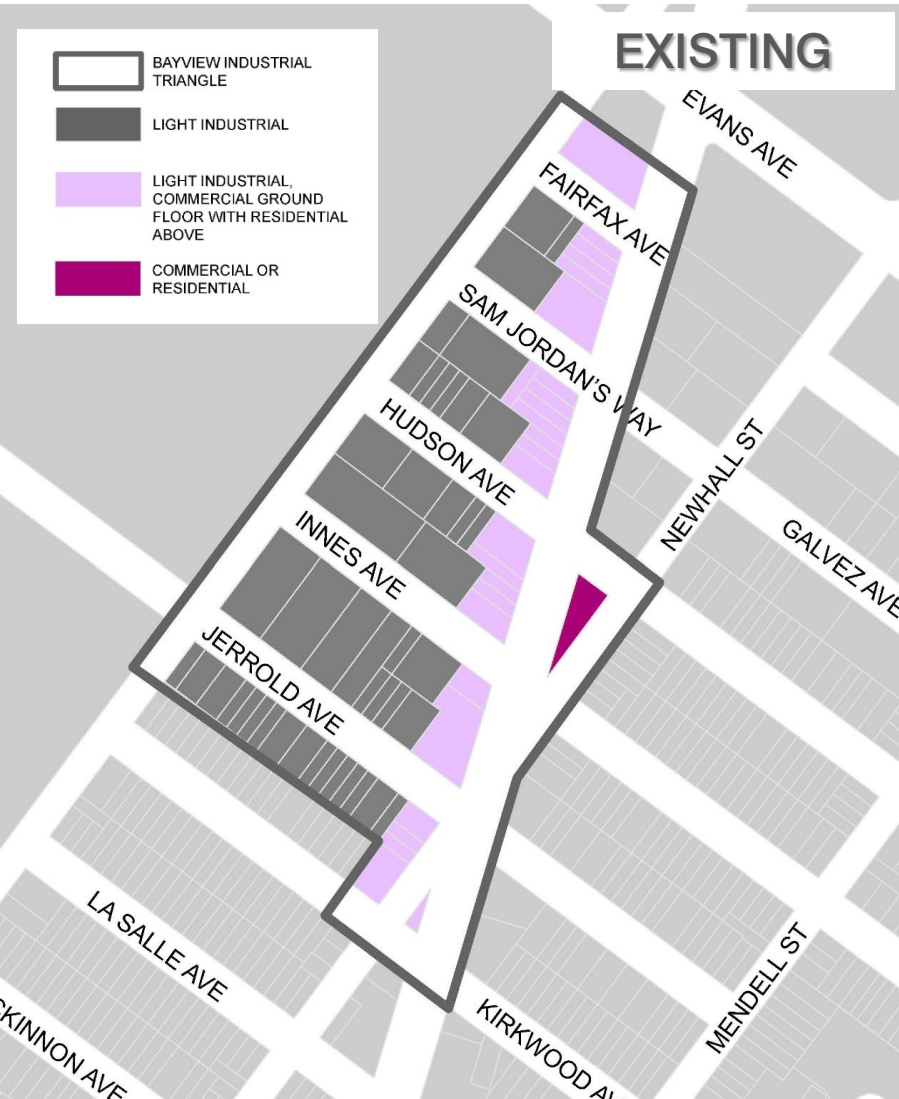
Bayview Industrial Triangle (BIT) Zoning Update:

Why it's needed

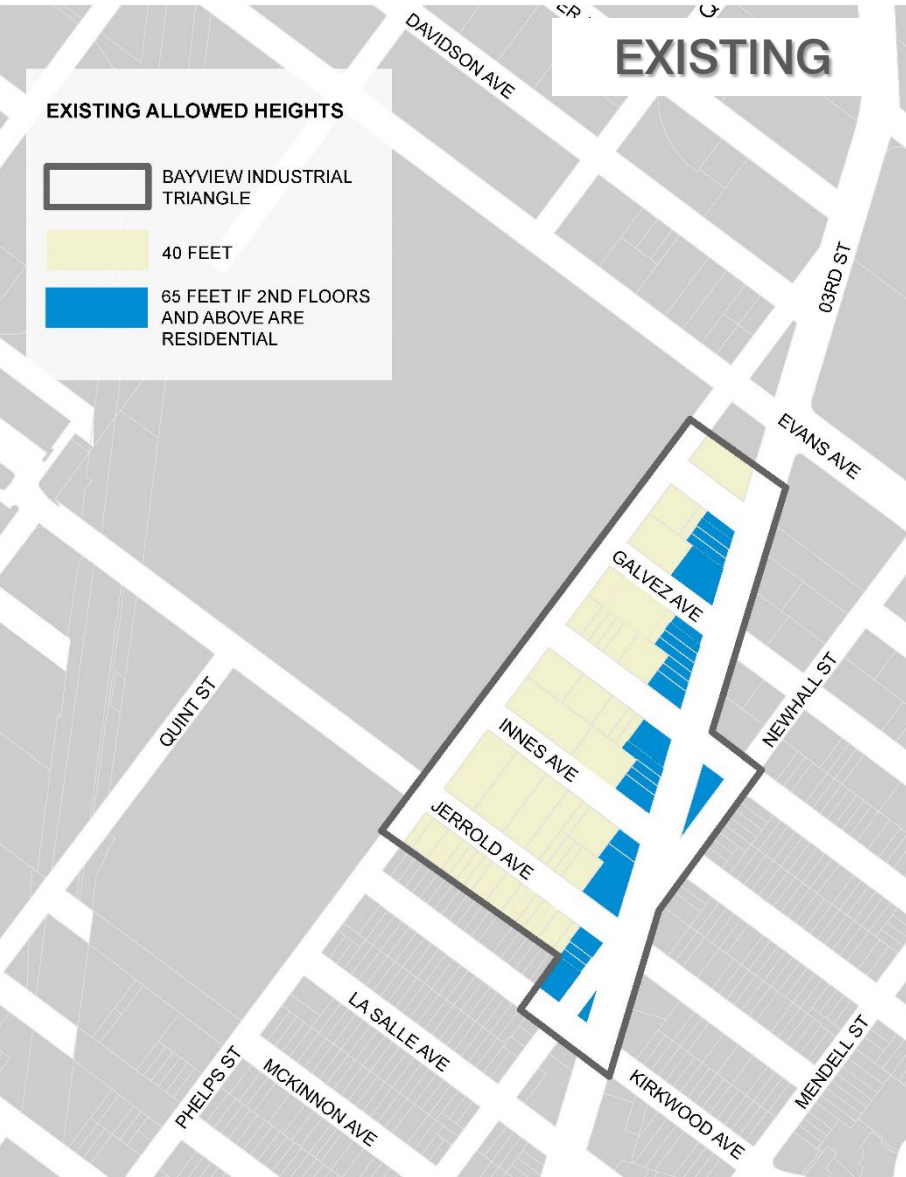
- After June 2020, Redevelopment Plan expires
- Zoning will revert to an outdated district
- **Potential Impact:**
 - More office and residential uses will be allowed
 - More and larger retail uses will be allowed
 - Concerns about property speculation, leading to business displacement
- **Rezoning goal:** retain existing zoning and preserve the mixed industrial/residential/commercial character



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

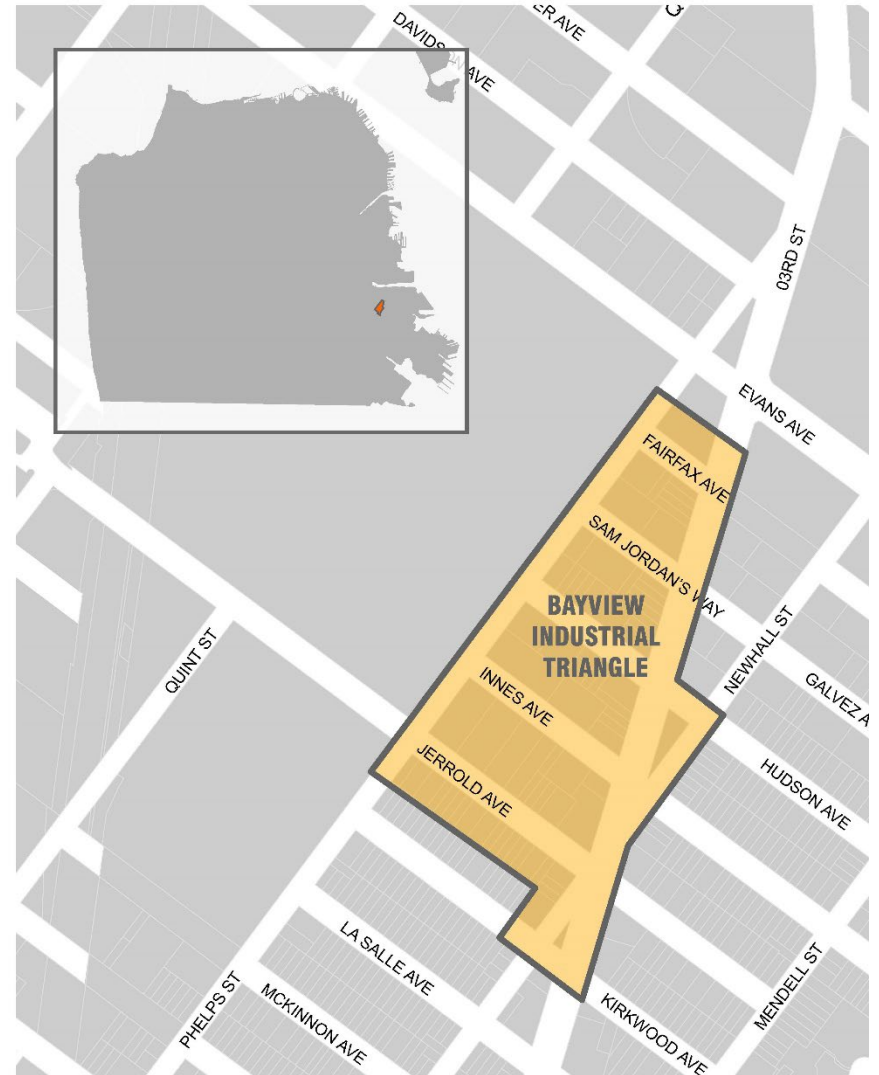


Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Heights



Bayview Industrial Triangle (BIT) Zoning Update: Cannabis Overlay?

- Option to restrict cannabis retail and growth in the BIT



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
- Desire for flexible PDR uses in the BIT
- Desire for tech-oriented office type uses in the BIT
- Concern about viability and longevity of PDR businesses and demand for PDR space
- Concerns about cannabis growth and retail
- No opposition to height increase

What is PDR?



Production



Distribution



Repair



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



Wholesale
Transportation
Utilities
Distribution



Contractors
Auto
Repair

PDR Businesses in San Francisco



Tempo Automation

Electronics manufacturer



Roam Robotics

*Robotic exoskeletons
and orthoses*



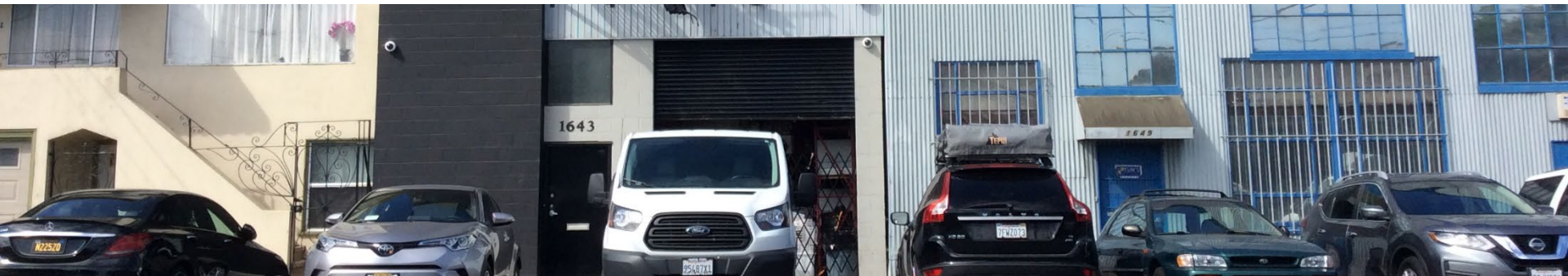
Timbuk2

*Backpacks, messenger bags,
custom bags*

Bayview Industrial Triangle (BIT) Zoning Update:

Next Steps

- September 2019 - Office hours in BIT
- October 2019 - Return to Bayview CAC
- October/November 2019 – Environmental review and begin legislative process toward zoning adoption



THANK YOU!

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