



# BAYVIEW INDUSTRIAL TRIANGLE REZONING

SAN FRANCISCO PLANNING DEPARTMENT | JUNE 2019



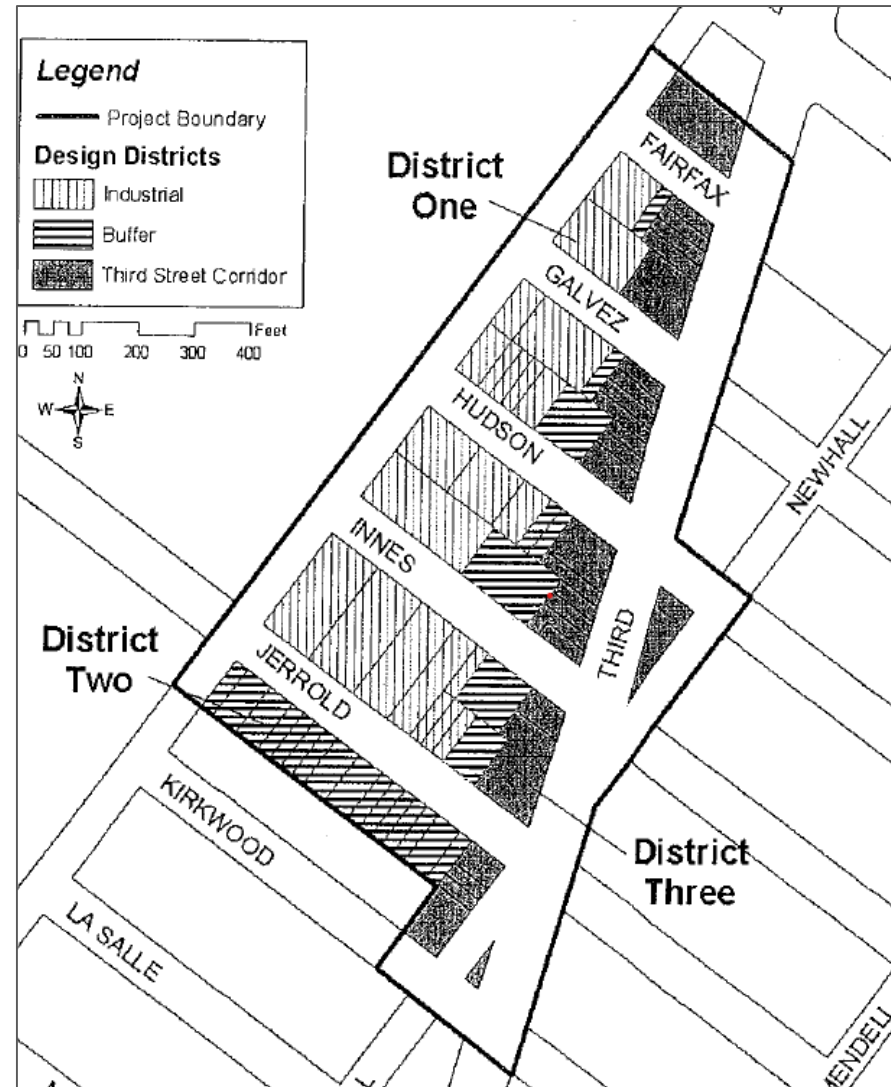
**San Francisco**  
**Planning**

Bayview Industrial Triangle Rezoning

# PURPOSE & NEED

# Bayview Industrial Triangle (BIT): Expiring June 2020

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





# 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



**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*

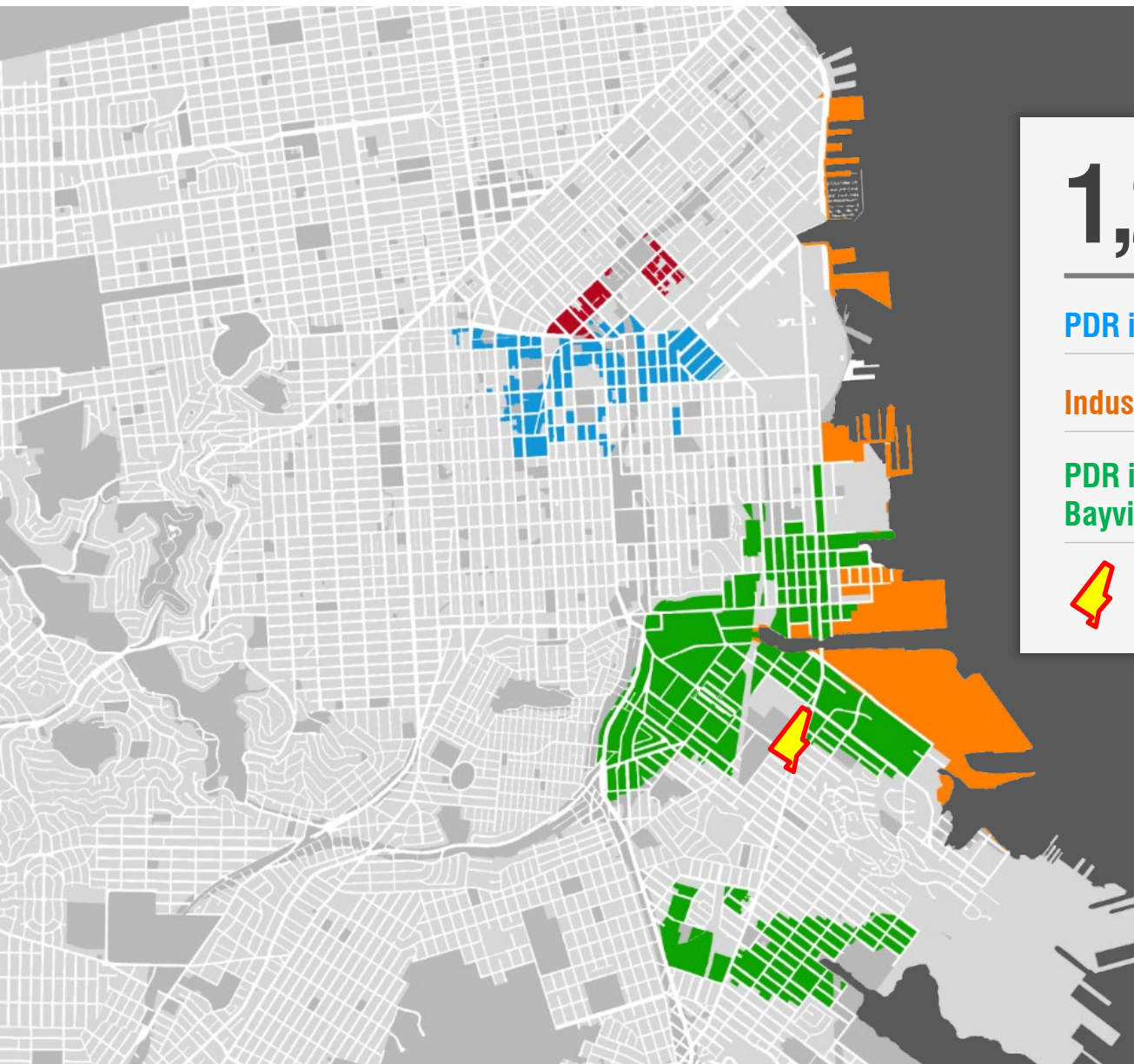


**PDR**



**Office**

# 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

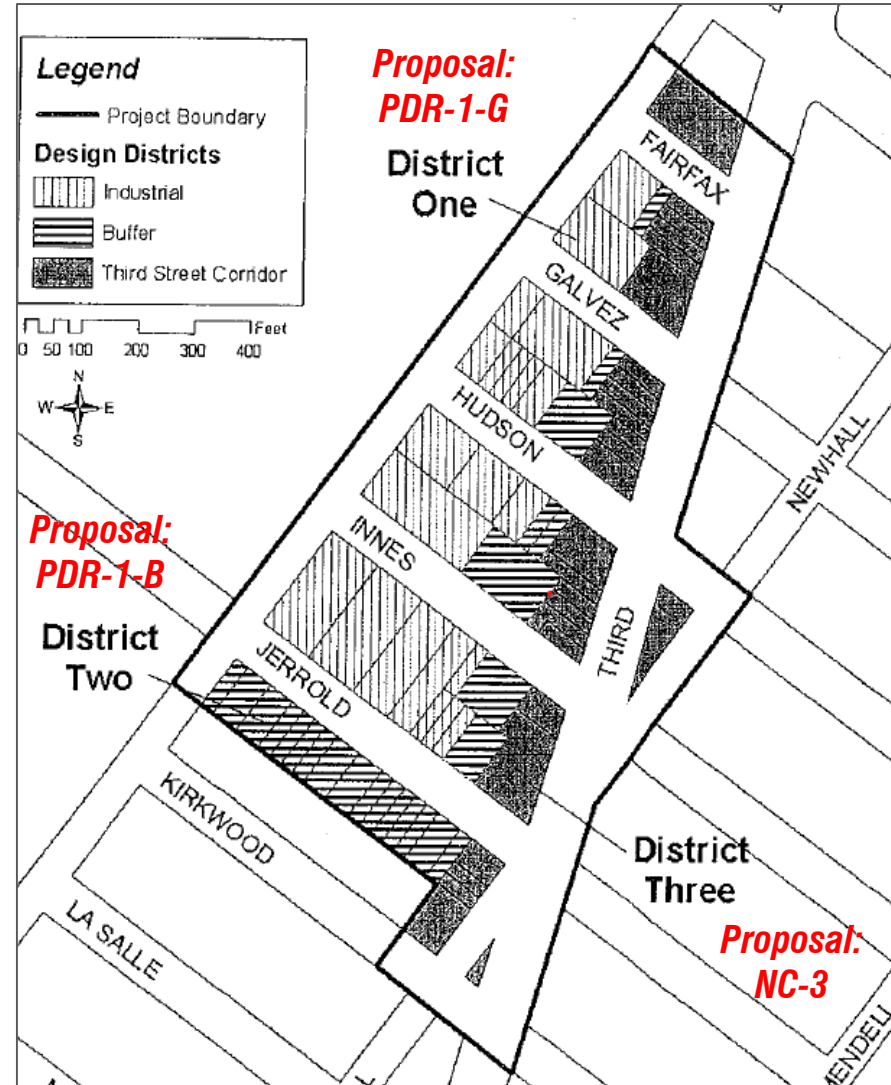
 = Bayview Industrial Triangle

# Bayview Industrial Triangle (BIT) Rezoning: **Initial Proposal**

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

- **“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) Rezoning: **Process**

- **Proposed timeline:**
  - Summer 2019 –Outreach
  - Fall 2019-Initiation
  - Winter 2019-Adoption



# THANK YOU!

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