

Zoning Options by Community Planning Area

This section presents the three rezoning options developed for each neighborhood in the following order: Bayview Hunters Point, Showplace Square—Potrero Hill, South of Market, and the Mission. For each neighborhood, the options are described first. A table presenting the community planning goals follows. The zoning options maps are accompanied by a preliminary urban form analysis that will eventually inform height and bulk limits and design guidelines for each area.

Community Planning Area: Mission

The Mission is a thriving area of the city in terms of its diversity of residents, its vital shopping streets, its great public transit, and its many businesses providing services for the Mission and all of San Francisco. Many of its streets are crowded with pedestrians; bike lanes on a number of streets provide safe space for bicyclists; and MUNI buses and BART move people within the Mission and to other areas of the city.

Reducing parking along transit corridors in each of the three options facilitates more space for housing and for retail shops and studios on the ground floor. This enhances the liveliness of the street with places to look at and shop in. It also brings more individuals and families into the neighborhood.

The difference between the three options is the range of give-and-take between housing and production/distribution/repair jobs. The North East Mission Industrial Zone (NEMIZ) is dominated, currently, by businesses that manufacture or repair products and provide a significant number of jobs for Mission residents as well as others. There is some housing in the NEMIZ, currently, as well. The zoning within the three options would regulate what new uses might be added to those permitted in the NEMIZ. Change would then be guided by market demands.

Community crafted goals combined with citywide General Plan goals guided the development of the rezoning options. Along with these goals, the potential housing and jobs fostered by these options and the forecast growth expected for the planning area over the next 25 years should be considered in evaluating these options (see Table at the end of the section). The rezoning suggested by each option would enable more than enough land supply for new housing but not enough for PDR jobs that have been forecasted by ABAG.

Depending on the zoning option, growth of between 650 and 2,000 housing units is forecasted over the next 25 years in comparison to a development supply potential of between 4,600 and 6,600 new units in the planning area. Forecasted non-PDR job growth of between 2,150 and 3,000 jobs could be accommodated within the maximum development envelope of between 3,800 and 5,700 non-PDR jobs created by the zoning options. The expected PDR job growth in the area would not take place, since no space is provided. Instead, a loss of between 900 and 4000 PDR jobs for the area would be expected. Each of the following zoning options has been created based on goals crafted by the community in workshops over the last year.

Option A: Low Housing Option

Zoning Tools

Zoning in the low housing option is designed to add housing while retaining core PDR businesses and jobs. A mix of Core PDR, Low Density Residential, and Medium Density Residential zoning would be used to achieve this. On streets well served by transit such as Mission, Valencia, and 24th Street, Neighborhood Commercial - Transit zoning would be used to encourage more housing, less parking, and a diversity of commercial uses on the first floor of every building. Residential areas would largely remain the same with slightly higher densities near Mission and Valencia. Permitted building heights will remain the same with some slight height increases along Mission and Valencia Streets. Heights in residential areas adjacent to these streets will remain the same. Interior alleys are protected with low heights to retain their small scale, enclave-like character.

Assessment

This option identifies-through zoning, and utilization of existing softsites-land for up to 4,600 housing units. The amount of land lost for PDR activities to other types of uses translates into about 900 PDR jobs displaced out of the Mission. At the same time, space for over 3,600 potential office, retail, and cultural/institutional jobs results from this option.

Place Created

In terms of zoning, this option will allow the Mission to remain much as it is today. New housing and commercial development will be concentrated along Mission and Valencia streets and most PDR jobs will be retained. New development will be compatible and at the same scale of existing buildings.

Option B: Moderate Housing Option

Zoning Tools

The moderate development scenario is designed to retain core PDR businesses and jobs in the NEMIZ while allowing many of the fringe areas of the NEMIZ to take on a greater mix of uses. A combination of Core PDR, PDR/Residential, and Residential/Commercial zoning would be used to achieve this. In areas well served by transit such as Mission, Valencia, and 24th Street, Neighborhood Commercial - Transit zoning would be used to encourage more housing, less parking, and a diversity of commercial uses on the first floor of every building. The character of existing residential areas would be retained and enhanced by keeping the same scale of development through low and moderate density residential zoning. Residential Transit Oriented zoning encourages small corner stores to serve local residents as well as reducing parking requirements in areas proven to be well served by public transit. Allowable building heights will remain the same with some slight height increases along Mission and Valencia Streets. Heights in residential areas adjacent to these streets will remain the same. Interior alleys are protected with low heights to retain their small scale, enclave-like character.

Assessment

Under this scenario, there is a potential for the development of over 5,000 additional housing units and for the loss of more than 1,300 PDR jobs. Within that loss, there is some space for 500 potential new PDR jobs, but this new space is negated by greater displacement of PDR jobs overall. This job loss would be, however, partially offset by the potential for an additional 5,000 retail, office, and cultural/institutional jobs. Since development is focused along existing commercial corridors where transit service is good, we can expect that new transit lines would not be necessary although some increase in service might be needed.

Place Created

This option would bring about some change in the Mission. As residential and commercial development will be focused where it currently exists along the Mission/Valencia corridors, new development will be compatible and at the same scale of existing buildings. In the long run we can expect a balance between housing and jobs that pay good wages as growth is guided to where it most makes sense. Portions of some PDR business clusters such as printing, auto repair, arts production, and food processing could potentially be displaced.

Option C: High Housing Option

Zoning Tools

This option allows housing wherever possible. Most of the NEMIZ would be zoned Residential/PDR to allow housing with PDR on the ground floor. The rest would be zoned Residential/Commercial allowing market forces to determine whether one, the other, or some combination of both might be constructed. Mission, Valencia, and 24th Street, would be zoned Neighborhood Commercial - Transit to allow developers to build less parking, more housing well served by transit, and to provide commercial activities on the ground floor of every building. Residential areas will continue to grow on and around the major corridors of Mission and Valencia. Allowable building heights will remain the same with some slight height increases along Mission and Valencia Streets. Heights in residential areas adjacent to these streets will remain the same. Interior alleys are protected with low heights to retain their small scale, enclave-like character.

Assessment

This option forces one to choose housing over jobs. In this scenario, the Mission could gain 6,600 housing units but at the cost of 4,000 PDR jobs. Embedded in this large potential PDR job loss, there is, in fact, space for about 2,000 new PDR jobs. These, however, are negated by a great deal of land shifted towards uses other than production/distribution/repair. Some of this job loss would be offset by a gain of 5,700 retail, office, and cultural/institutional jobs. Development in areas currently not served well by transit such as the eastern portion of the NEMIZ, would require an increase in transit service as well as other infrastructure improvements in order to be a functional neighborhood.

Place Created

This alternative will result in the most change. Market forces would largely determine the future landscape of the district. PDR jobs would be displaced by housing and a variety of commercial jobs. Although other uses would be allowed, the NEMIZ would become increasingly residential as market forces play out and housing out-prices other uses. All PDR business clusters of printing, auto repair, arts production, and food processing could be lost with only some of the light PDR uses such as graphic design and small auto services remaining.

In the short term, traffic will increase substantially and large new buildings will be developed in the NEMIZ due to the large average parcel size. This development would not be at the "finer grain" scale of the Mission and would represent a departure from the existing neighborhood look and feel. Since new transit service will take years to plan, this initial wave of development will most likely require a higher parking ratio as existing transit resources and neighborhood serving businesses are lacking. In the long run, transit and neighborhood services could be developed and housing could eventually be constructed with lower parking ratios.

COMMUNITY GOALS
Mission

MISSION WORKSHOP PARTICIPANTS' GOAL STATEMENTS /1/

1. Diversity and Vitality. Preserve diversity and vitality of the Mission.

2. Affordable Housing. Increase the amount of affordable housing.

3. PDR. Preserve and enhance the existing Production, Distribution, and Repair Businesses.

4. Existing Character. Preserve and enhance the unique character of the Mission's distinct commercial areas.

5. Transportation Options. Promote alternative means of transportation to reduce traffic and auto use to create a more pleasant urban environment.

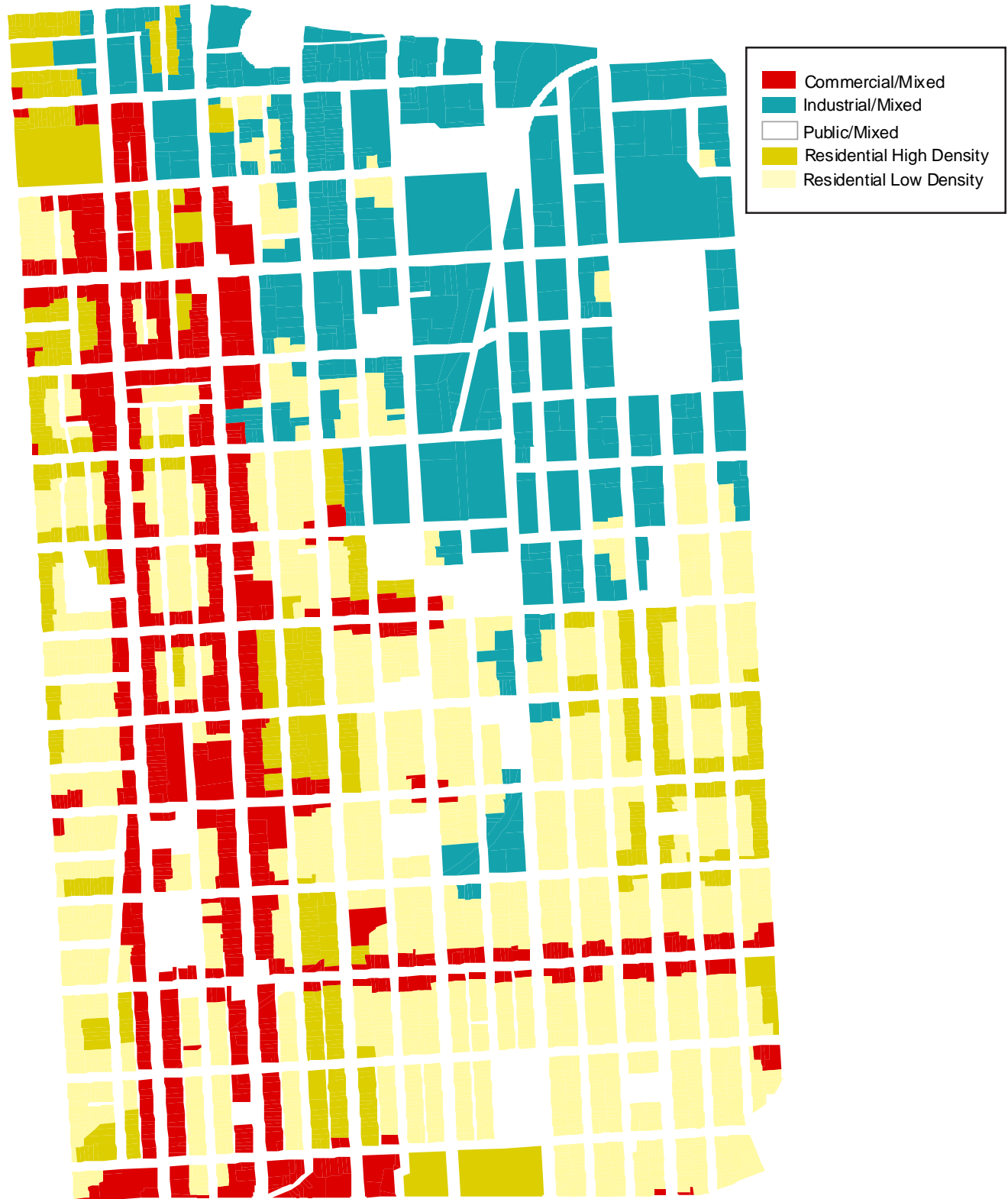
6. Community Facilities and Open Space. Improve and develop additional community facilities and open space.

7. Minimize displacement.

Notes:

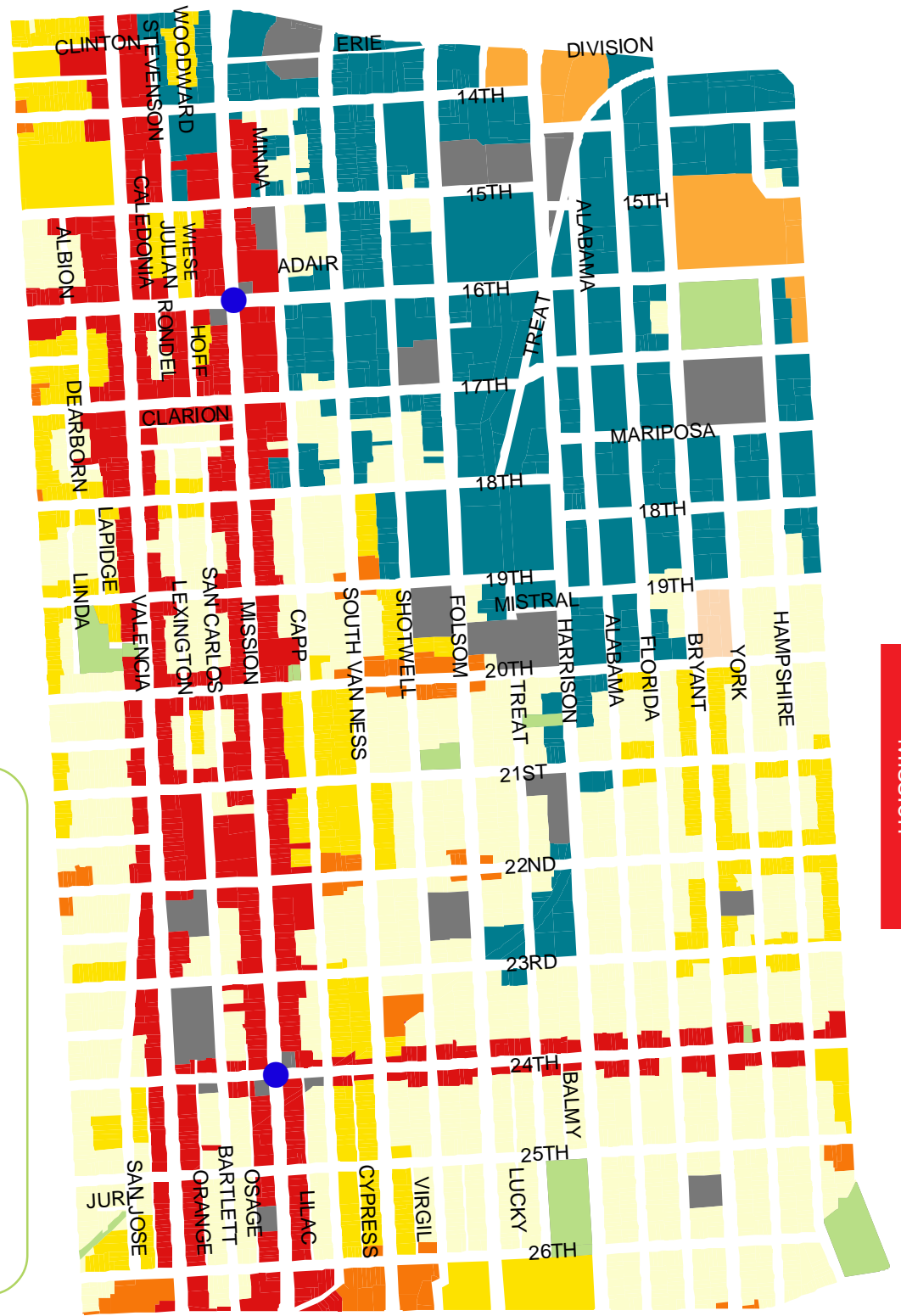
/1/ Representing the distinct core ideas and as much of the original wording of workshop participants as possible.

Mission Existing Zoning



Mission

Mission Zoning: Option A



Single Use Districts

- Maritime/Heavy Industrial
- Residential - Transit Oriented
- Residential - Medium Density
- Residential Enclave District
- Residential - Low Density

PDR Mixed w/ Commercial

- Core PDR
- PDR/Large Commercial
- PDR/Medium Commercial
- Light PDR

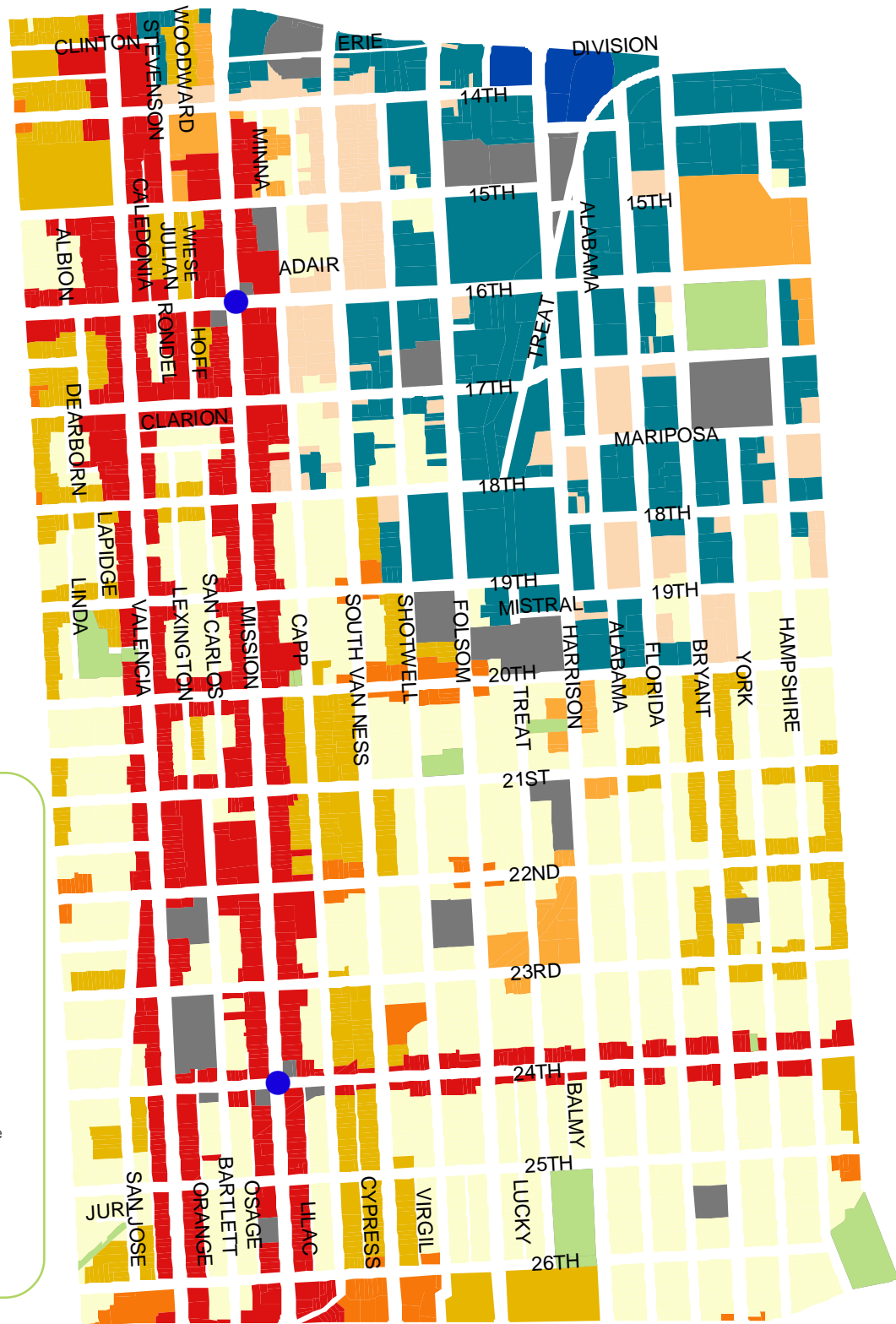
Residential Mixed w/ Commercial and PDR

- Neighborhood Commercial Transit
- Neighborhood Commercial Moderate Scale
- Residential/Commercial
- Residential/PDR
- India Basin S.U.D.

- Public
- Parks

Mission

Mission Zoning: Option B



Mission

Single Use Districts

- Maritime/Heavy Industrial
- Residential - Transit Oriented
- Residential - Medium Density
- Residential Enclave District
- Residential - Low Density

PDR Mixed w/ Commercial

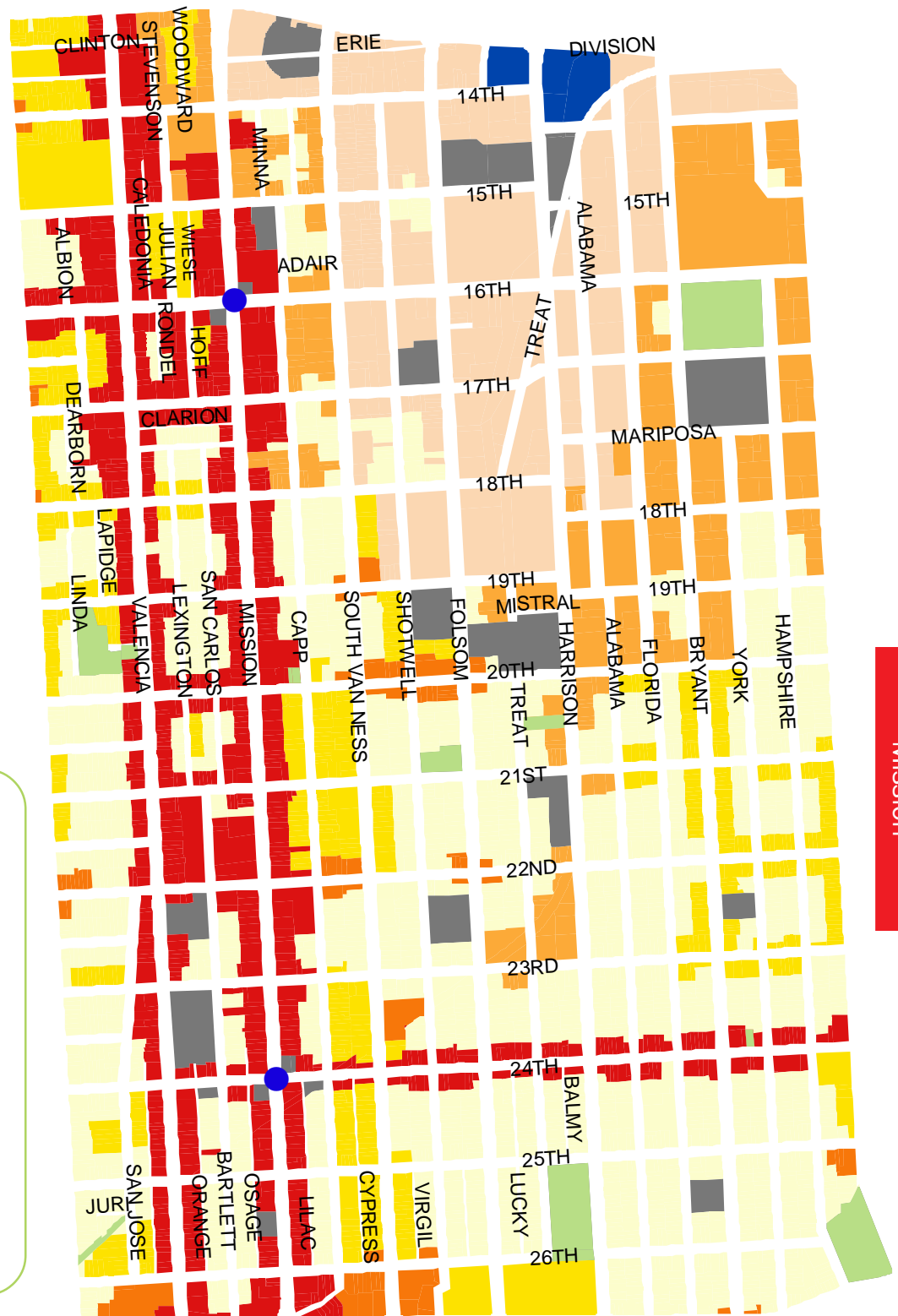
- Core PDR
- PDR/Large Commercial
- PDR/Medium Commercial
- Light PDR

Residential Mixed w/ Commercial and PDR

- Neighborhood Commercial Transit
- Neighborhood Commercial Moderate Scale
- Residential/Commercial
- Residential/PDR
- India Basin S.U.D.

- Public
- Parks

Mission Zoning: Option C



Single Use Districts

- Maritime/Heavy Industrial
- Residential - Transit Oriented
- Residential - Medium Density
- Residential Enclave District
- Residential - Low Density

PDR Mixed w/ Commercial

- Core PDR
- PDR/Large Commercial
- PDR/Medium Commercial
- Light PDR

Residential Mixed w/ Commercial and PDR

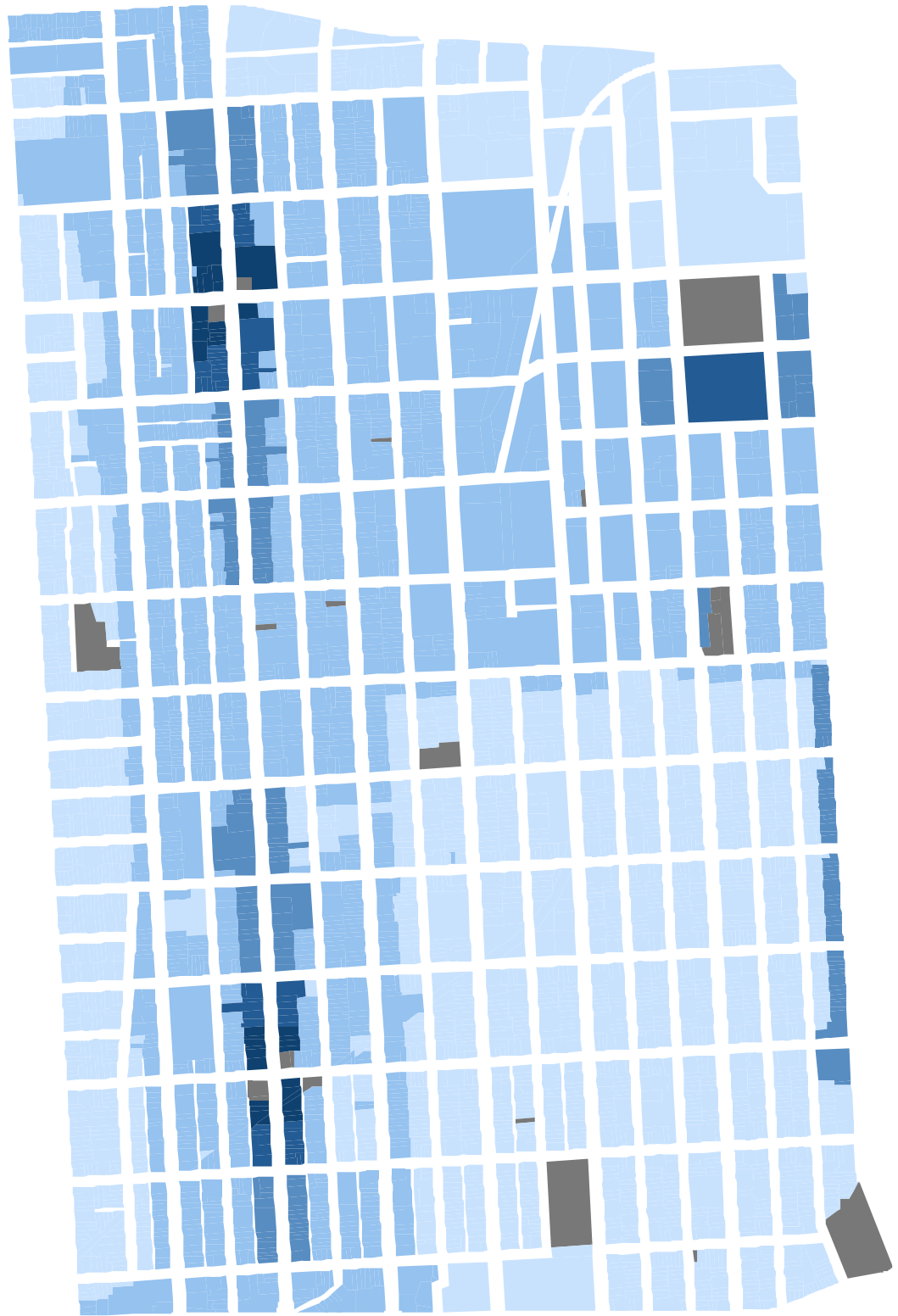
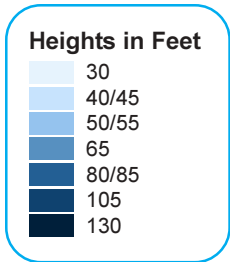
- Neighborhood Commercial Transit
- Neighborhood Commercial Moderate Scale
- Residential/Commercial
- Residential/PDR
- India Basin S.U.D.

- Public
- Parks

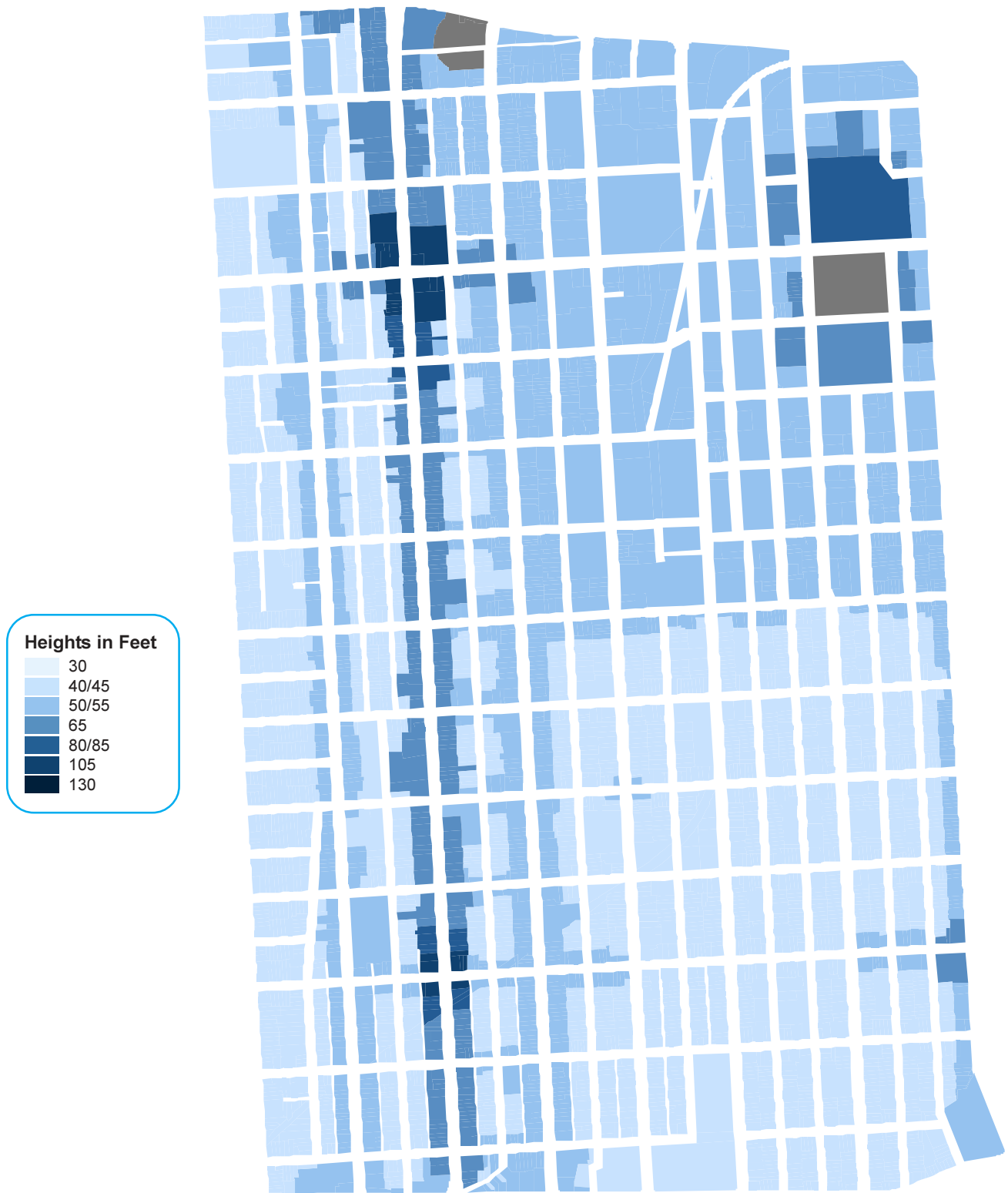
Mission

Mission Existing Heights

Mission



Mission Form Analysis (Height)



**TABLE
ZONING OPTIONS ASSESSMENT
Mission**

LAND USES	EXISTING CONDITIONS	REZONING OPTIONS /1/					
		A		B		C	
		Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/
Housing Units	16,800	4,600	650	5,400	1,300	6,600	2,000
Commercial/Retail/Office							
Space (sq. ft.)	5,613,952	1,140,000	645,000	1,440,000	675,000	1,710,000	900,000
Jobs	15,708	3,800	2,150	4,800	2,250	5,700	3,000
PDR							
Space (sq. ft.)	3,390,014	-458,480	-460,809	-677,300	-653,579	-2,084,000	-2,081,119
Jobs /3/	8,503	-880	-884	-1,300	-1,254	-4,000	-3,994

Notes:

/1/ Created capacity is the potential for development that the rezoning option would create. Forecast growth is the amount of growth expected in the planning area from 2000-2025 (see note no. 2).

/2/ Citywide forecast from ABAG, *Projections 2002*. Forecast period is 2000-2025. SF Planning Department allocated the citywide forecast to neighborhoods throughout the city.

/3/ For the data under the rezoning options are net changes after accounting for both displacement of existing PDR space and the creation of new PDR space.