

Community Planning in the Eastern Neighborhoods

Rezoning Options Workbook

Draft



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Introduction

Land in San Francisco is a very valuable commodity because of the City's fixed boundaries. Land prices reflect scarcity in a city with no place to expand. Competition for how the City's land is used can be quite intense. San Francisco is also a very attractive place to live and work. The quality of life here adds value, tangible and intangible. San Francisco's appeal as a place, however, could be enhanced or diminished by future spatial, social, and economic changes. The City needs to accommodate population growth and ensure adequate housing for the future San Francisco workforce. It needs to provide space for economic growth. It also needs to grow and change in ways that maintain the qualities that make it an attractive place to live and work.

The Planning Department creates and enforces policies and zoning controls to guide development towards the long-term interests of San Franciscans. However, short-term needs and pressures sometimes lead to measures that overlook and impair the long-term vision. The Planning Department must ensure that short-term interests do not compromise the vision of the City as a place, and that the public good is not relinquished to individual gain.

Recent dramatic changes in the City's industrial lands led to controversy as production, distribution and repair (PDR) businesses and lower-income residents increasingly clashed with or were displaced by dot-com uses and live/work loft development. These conflicts led to the City's imposition of temporary zoning controls and later the launching of a community planning process in the Eastern Neighborhoods to identify appropriate locations for housing and to determine the amount and location of industrial lands necessary for San Francisco's continuing role as an economic hub and employment center of the region.

Residents, businesses, developers, and organizations in the four community planning areas of the Eastern Neighborhoods -- Bayview Hunter's Point, Showplace Square / Potrero Hill, Mission, and SoMa- have expressed a wide range of preferences and concerns about the future use of land. This community input is the basis for preliminary zoning options presented in this report, which will inform the discussions about new zoning controls in these neighborhoods, guide the development of the Eastern Neighborhoods and influence the overall shape of San Francisco.

