



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18513

HEARING DATE DECEMBER 15, 2011

Date: December 8, 2011
Case No.: **2011.1209TZ**
Project Address: 3450 Third Street (Northern portion of the block bounded by Third Street on its east, Arthur Avenue on its north, and Quint Street on its west; and the India Basin Industrial Park Special Use District
Zoning: PDR-2 (Heavy Production, Distribution and Repair)
65-J Height and Bulk
Design and Development SUD
India Basin Industrial Park SUD
Bayview Hunters Point Redevelopment Project Area
Block/Lot: 5211/028-054
Project Sponsor: Supervisor Cohen
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE PLANNING CODE BY AMENDING PLANNING CODE SECTION 249.42 TO ALLOW OUTPATIENT MEDICAL CARE CLINICS UNDER 15,000 AS PRINCIPALLY PERMITTED USES, AND OUTPATIENT MEDICAL CARE CLINICS 15,000 AND GREATER THROUGH CONDITIONAL USE AUTHORIZATION WITHIN THE INDIA BASIN INDUSTRIAL PARK SPECIAL USE DISTRICT AND TO AMEND PLANNING CODE ZONING MAP SHEET 8 SU TO ADD PARCELS IN BLOCK 5211, LOTS 29 THROUGH 54 TO THE INDIA BASIN SPECIAL USE DISTRICT AND REMOVE THE PARCEL IN BLOCK 5211, LOT 28 FROM THE DESIGN AND DEVELOPMENT SPECIAL USE DISTRICT AND ADD IT TO THE INDIA BASIN SPECIAL USE DISTRICT AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on October 4, 2011, Supervisor Cohen introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 111078 for a map amendment and text change, which would (1) include parcel Assessor Block 5211, Lots 028-054 within the India Basin Industrial Park Special Use District (SUD) (Planning Code Zoning Map 8 SU); and (2) allow outpatient medical care clinics that less than 15,000 square feet as principally permitted uses, and allow such uses 15,000 or greater through Conditional Use authorization within the India Basin Industrial Park SUD.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2011.1209TZ on December 15, 2011; and,

The Commission adopted the resolution on December 15, 2011, to approve the text change and map amendment; and,

An exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on December 7, 2011; and

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented by Department staff and other interested parties; and

The Project Site to be rezoned consists of several commercial condominium lots on a base parcel at 3450 Third Street consisting of the northern portion of Assessor's Block 5211 bounded to its east by Third Street, to its north by Arthur Avenue, and to its east by Quint Street. All parcels were intended to be included within the Design and Development SUD when the area was rezoned from M-2 to PDR-2 in 2008. The Design and Development SUD is intended to allow limited office uses. Because of a technical error, only one of the condominium lots (Lot 028) was included leaving out the rest. Without this legislation, it was staff's intention to correct this error. This legislation would include all lots within the Industrial Basin Industrial Park SUD, no longer requiring the correction as the objectives of the Design and Development SUD and the India Basin Industrial Park SUD are similar.

The proposed map change and text amendment has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

BAYVIEW HUNTERS POINT AREA PLAN

OBJECTIVE 1 STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 1.5 Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

The proposed rezoning including parcels at the subject site within the India Basin Industrial Park SUD will be in keeping with the general character of the area, allowing and encouraging the continuation of PDR activities allowed by the underlying district, while also beginning to allow other community-oriented uses appropriate for parcels facing Third Street.

OBJECTIVE 2 IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.1 Improve the physical and social character of Third Street to make it a more livable environment.

Policy 7.2 Encourage complementary development adjacent to the Third Street core commercial area.

By placing the subject parcel within the India Basin Industrial Park SUD, a wider variety of uses will be allowed including smaller scale retail, community-uses, childcare, and with the proposed text amendment, health care

facilities. These community-related uses are appropriate for uses facing Third Street, Bayview Hunters Point "Main Street".

OBJECTIVE 8 STRENGTHEN THE ROLE OF BAYVIEW'S INDUSTRIAL SECTOR IN THE ECONOMY OF THE DISTRICT, THE CITY, AND THE REGION.

Policy 8.1 Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.

The subject area will continue to be zoned PDR-2, its underlying Use District, which allows and encourages production, distribution and repair activities.

OBJECTIVE 14 ASSURE ADEQUATE NUMBERS, TYPES, AND LOCATIONS, OF COMMUNITY FACILITEIS AND SERVICES TO MEET THE NEEDS OF THE LOCAL COMMUNITY.

Policy 15.1 Increase funding for and achieve closer coordination between health, social, and educational programs, particularly those relating to drug abuse and teenage pregnancies.

OBJECTIVE 16 PROVIDE ADEQUATE, EFFICIENT AND PROPERLY LOCATED POLICE, FIRE, AND HEALTH SERVICES.

Policy 16.3 Support improved health services that are more relevant to social-oriented health problems in Bayview Hunters Point, and promote the expansion of the Southeast Health Center.

The subject rezoning proposal would allow multifaceted social service / healthcare services within the subject parcels and the portions of the India Basin Industrial Park SUD that faces Third Street, a location convenient to public transit.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1 MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Policy 4.11 Maintain an adequate supply of space appropriate to the needs of incubator industries.

OBJECTIVE 4 IMPORVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.5 Control encroachment of incompatible land uses on viable industrial activity.

The subject rezoning could possibly lead to some replacement of PDR uses with uses permitted within the India Basin Industrial Park SUD, but the amount of possible displacement would be relatively minor. More competitive uses, such as residential would continue to be disallowed. Also, by opening up possible uses, a wider variety of job-creating incubator uses would be possible, as well community-related uses appropriate for spaces facing Third Street.

COMMUNITY FACILITIES

OBJECTIVE 3 ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.7 Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

OBJECTIVE 4 PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

OBJECTIVE 9 ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

The subject rezoning proposal would allow multifaceted social service / healthcare services within the subject parcels and the portions of the India Basin Industrial Park SUD that faces Third Street, a location convenient to public transit.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed rezoning would not effect existing neighborhood-serving retail but would create additional opportunities for neighborhood-serving retail along Third Street, Bayview Hunters Point's "Main Street".

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposal would not effect existing housing.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposal would not effect existing housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed rezoning in of itself would not significantly impact traffic. No additional parking would be required. Although the proposed amendments could result in additional density, the Subject Property is located on Third Street, which is a major transit corridor.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed rezoning would allow more uses than currently allowed. While it is possible that some replacement of PDR uses could occur, the replacement would be minor, as it would only effect one map parcel. The subject parcels would continue to have PDR-2 as its base zoning.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Any potential development on the Subject Property must meet current Building Code requirements. The proposed amendments will not alter any such requirements.

7. That the landmarks and historic buildings be preserved;

The proposed amendment would not impact any historic buildings. Demolition of the existing structure would require review under CEQA for impacts to potential historic resources.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The subject rezoning would not effect parks and open space. Any subsequent construction activity would continue to be subject to analysis under Planning Code section 295.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 18513 to amend Planning Code Zoning Map 8 SU and to amend Planning Code Section 249.42.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 15, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Olague, Antonini, Borden, Fong, Miguel, Moore, Sugaya,

NOES:

ABSENT:

ADOPTED: December 15, 2011