



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Change Summary: Bayshore Boulevard Home Improvement Special Use District

Code Change: New Code Section 249.65 – Bayshore Boulevard Home Improvement Special Use District

Case Number: Board File No. 101313 (0313-10 adopted Ordinance)

Initiated By: Supervisor Maxwell, October 19, 2010

Effective Date: January 21, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

New Code Section 249.65 – Bayshore Boulevard Home Improvement Special Use District

The Way It Was: The parcels along Bayshore generally from Jerrold to I-280 had been zoned M-1 and were subject to the controls thereto; the area had also been within the IPZ SUD, which restricted office and residential uses. A small portion of Cortland just west of Highway 101 and Bayshore had been zoned C-M.

The Way It Is Now: The subject lots along Bayshore are now zoned PDR-2 and are within the newly created Bayshore Boulevard Home Improvement Special Use District (HID SUD). The controls for Bayshore now allow for a mixed PDR and retail uses district centered on Home Improvement products and services. Provisions of the HID SUD which modify the underlying zoning include:

Retail

- Retail Uses are allowed (but the requirement for CU above 50,000 square feet, per Section 121.6, remains).
- Formula Retail above 10,000 square feet requires CU, and is subject to the Redevelopment Agency's Bayview Hunters Point "Employment and Contracting Policy."

Design Guidelines

- The Bayshore Boulevard Home Improvement District Design Guidelines apply to new construction or addition of 25% or more of Gross Floor Area, and to all projects requiring CU. The design Guidelines aim to create a more pedestrian-friendly environment, to demonstrate sustainability, and to minimize traffic impacts.

Auto-related

- Off-street parking is not required, but the parking maximums of the underlying zoning are retained.
- All Automotive uses and all Drive Up Facilities require CU.
- The Design Guidelines address parking and curb cuts at length.

Misc.

For lots within the HID SUD:

- CU required for Adult Entertainment Establishment, Liquor Store, Fringe Financial.
- Three additional criteria for all CUs: the proposal 1) conforms with the purpose and intent of the HID SUD; 2) contributes to the sustainable character and function of the HID SUD; 3) is consistent with the policies and guidelines of the Design Guidelines.
- Replacement of demolished PDR buildings (Sec. 231A) is not required..
- Enhanced Street Tree standards of Section 428 apply.

The subject lots along Cortland are now zoned PDR-1-G

Board File 101313	Ord. No. 313-10	Planning Code, Zoning Map - Bayshore Boulevard Home Improvement Special Use District Full text available at: http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0313-10.pdf
-----------------------------	---------------------------	---