



SAN FRANCISCO PLANNING DEPARTMENT

New Interim Control: Interim Zoning Controls for the Bayshore Corridor

Case Number: Board File No. 091209
Initiated by: Supervisor Maxwell, Campos, Dufty
Effective Date: April 2, 2010
Expiration Date: October 2, 2011

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The Way It Was:

The existing zoning is M-1 with an IPZ SUD overlay. Formula retail controls did not previously apply. See attached map.

The Way It Is Now:

The interim control requires Conditional Use authorization for all projects that involve:

- (1) establishment of a formula retail use;
- (2) new retail uses that are 25,000 gross square feet or larger; and/or
- (3) a lot merger that creates a new lot that is 25,000 square feet or larger,

for a period of eighteen (18) months, on all properties on lots fronting Bayshore Boulevard, from Jerrold Avenue to the I-280 Freeway; the west side of Loomis Street, from Jerrold Avenue to the I-280 Freeway; Oakdale Avenue from Loomis Street to Bayshore Boulevard; Marengo Street from Bayshore Boulevard to Waterloo Street; and the west side of Boutwell Street from Industrial Street to the I-280 Freeway; specifying criteria to be applied in the evaluation of a conditional use permit application, in addition to the criteria listed in Section 303 of the Planning Code.

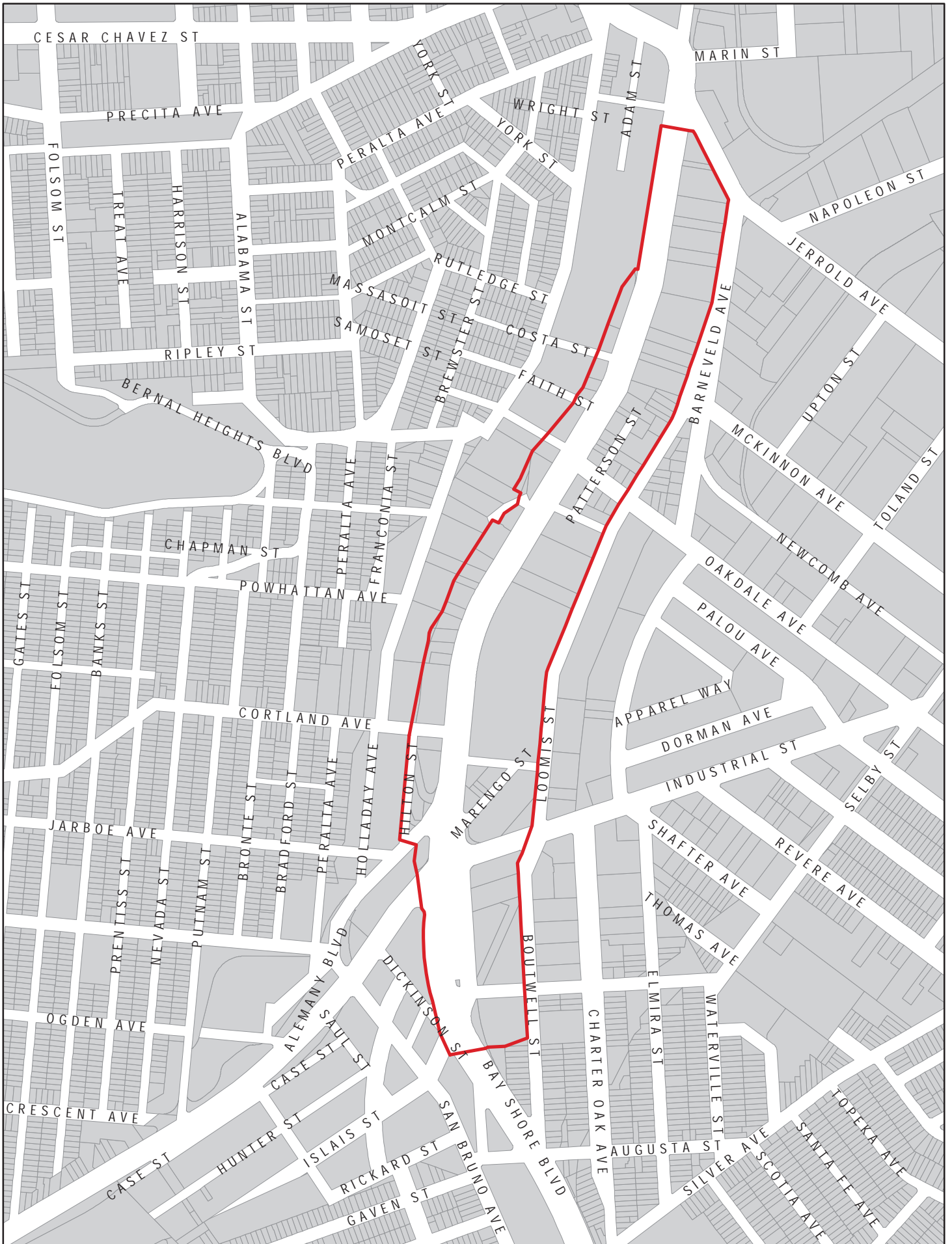
For purposes of these interim controls, the Planning Commission, as part of its decision on a Conditional Use application for any use subject to these controls, shall consider whether:

- (1) Any new, reconfigured, or reconstructed building is attractive, sensitive to surrounding buildings, and addresses the Bayshore Corridor as its main frontage;
- (2) Ingress and egress for parking and loading is well considered, takes into consideration a general desire to minimize frontage width dedicated to curb cuts and does not unduly conflict with transit, automobile, and bicycle traffic;

- (3) The proposed new use provides clear economic benefits to the City, particularly the Bernal Heights and Bayshore communities;
- (4) The proposed new development demonstrates leadership in sustainability either in terms of the proposed retail business itself, and/or the treatment of the site and building(s);
- (5) The degree to which the proposed new use provides for job creation and/or retention in the community.

Link to Resolution No. 115-10: <http://www.sfbos.org/index.aspx?page=10114>

BAYSHORE BOULEVARD INTERIM CONTROLS BOUNDARIES



March 10, 2010