RESOLUTION NO. 130-2004

Adopted November 9, 2004

APPROVING AN AMENDMENT TO THE BAYVIEW INDUSTRIAL TRIANGLE DESIGN FOR DEVELOPMENT TO REMOVE PARCEL SETBACK REQUIREMENTS, UPDATE PARKING REQUIREMENTS, CREATE BICYCLE PARKING REQUIREMENTS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE AMENDED DESIGN FOR DEVELOPMENT TO THE SAN FRANCISCO PLANNING COMMISSION FOR APPROVAL AND ADOPTION; BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Board of Supervisors of the City and County of San Francisco adopted the Bayview Industrial Triangle ("BIT") Redevelopment Plan on June 23, 1980.

2. Previously, the Redevelopment Agency of the City and County of San Francisco ("Agency") and the San Francisco Planning Commission adopted the Design for Development for implementation of the BIT Redevelopment Plan on May 6, 1980, to become effective on the effective date of commencement of the BIT Redevelopment Plan.

3. The intent of the Design for Development was to transform the BIT Redevelopment Project Area into an industrial park similar in appearance to the India Basin Industrial Park Redevelopment Project Area, and included mandates for new development on certain parcels, parcel assembly, and setback requirements.

4. The proposed change to the Design for Development is to remove onerous development regulations and to bring the Design for Development more in line with similar provisions in the San Francisco Planning Code ("Planning Code").

5. Agency and Planning Department staff have worked collaboratively to revise the Design for Development, to include: 1) creation of three design districts with development controls matching anticipated land uses; 2) removal of mandatory setback requirements; 3) reduction of car parking and truck loading requirements consistent with the requirements in other redevelopment project areas and the Planning Code; 4) addition of new bicycling parking requirements; and 5) inclusion of new development standards along Third Street.

6. These amendments to the Design for Development are categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15305, "Minor Alterations in Land Use Limitations."
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the amendment to the Bayview Industrial Triangle Design for Development is approved, and the Executive Director is authorized to transmit the amended Design for Development to the San Francisco Planning Commission for its consideration and approval.

APPROVED AS TO FORM:

[Signature]

James B. Morales 11/3/05
Agency General Counsel