

**Bayview Hunters Point/
Southeast San Francisco
Community Emission Reduction Plan (CERP)
Community Steering Committee #8**

**August 20, 2024
Southeast Community Center
1500 Evans, San Francisco, CA 94124**



Welcome and Introductions

Q&A Check-in

bit.ly/CERP-QA



YOU ARE HERE! CERP Timeline Overview

Initialization Phase
"Scope and Organize"
 (Jan-Mar 2024)

Plan Preparation Phase
"Assess"
 (Apr-June 2024)

Core Planning Phase
"Plan"
 (Jul-Dec 2024)

Plan Adoption
"Implement"
 (Jan-May 2025 and beyond)



Theme:
**PARTNER WITH
 COMMUNITY**

Key Goals:

- Set-up CSC Structure
- Establish Co-Leadership Team
- Review/Define Plan Boundaries
- Review and Build Community Profile

Key Deliverables:

- CSC Charter (**Approved!**)
- CSC Boundaries (**In Progress**)
- Community Profile (**In Progress**)

Theme:
**UNDERSTAND THE
 CHALLENGES**

Key Goals:

- Review AQ Technical & Enforcement Data
- Develop Initial Visions & Principles
- Define Key Issues and Problems and Plan-Level Goals

Key Deliverables:

- ___ Data Mapping (**In Progress**)
- ___ Emissions Inventory (**In Progress**)

Theme:
**DEFINE THE
 SOLUTIONS**

Key Goals:

- Research Successful Approaches
- Gain consensus on plan outline
- Develop specific objectives, goals, and action strategies

Theme:
**COMMIT TO ACTION &
 MUTUAL ACCOUNTABILITY**

Key Goals

- Develop Draft Plan for Review
- Seek Plan Adoption
 - CSC
 - BAAQMD
 - CARB
- Prepare Annual Implementation Plan
- Annual Progress Reports

Agenda

- Welcome and Introductions
- Subcommittee Report Back
- Community Emissions Reduction Plan (CERP) Visioning Activity Report Back
- CERP Boundary - agreement/consensus
- CARB Presentation: state air quality regulations and enforcement for mobile sources
- Zoning and Land Use
- Wrap up and Action Steps

Subcommittee Report Back

Amelia Erskine
Community Steering Committee Member



SEDGSC

Source and Emission Data Gaps Sub-Committee

Sub-Committee under BVHP BAAQMD CERP Community Steering Committee

August 20, 2024– BVHP/ SE SF AB 617 CSC Meeting

SEDGSC- Source and Emission Data Gaps Sub-Committee

Purpose:

The purpose of this sub-committee is to conduct an in-depth exploration of air quality management practices and identify any existing gaps or areas for improvement.

Members:

- Jun Zhong: (Co-Chair)
- Agustin Angel: (Co-Chair)
- Amelia Erskine: (Community Report Back)
- Makayla Scott: (Secretary)
- Tiffany Williams: (Member)
- Chalam Tubati: (Member)
- Tuli Hughes: (Member)



SEDGSC FINDINGS

Presentation to CSC Members & Public

August 20, 2024

August 20, 2024– BVHP/ SE SF AB 617 CSC Meeting

Topic: Facility Categories

Category Types

- EXEMPT Certification
 - Emissions are small enough to neither get registered or permitted
- REGISTER Certification
 - Emissions are not small enough to be exempted but not big enough to require a permit
- PERMIT Certification
 - Emissions considered high enough to warrant a permit (assume a broad range of emissions levels)
- MFR (Major Facility Review) TITLE V Certification
 - Large facilities producing large amounts of emissions that require a federal Title V permit
 - Unclear if they also need a PERMIT Certification (we were not provided a list of such facilities in BVHP)

Authority to Construct (A/C) - A pre-construction permit (unclear who all must apply for this)

Topic: Facility Categories

Category Applications

- Facilities decide which certification/status to apply for based on the equipment they have & emissions they produce (following the Air District rules and regulations, presumably)
 - Emission levels established 40 years ago
- EXEMPT and REGISTER applications are not as expansive (& expensive) as PERMIT applications
- Unclear if all types of facilities/applications get an in-person visit before applications are adjudicated

Topic: Facility Categories

Certification/Status Renewal

- EXEMPT
 - Facilities are not required to renew their exempt status
- REGISTER
 - Facilities must renew their status annually
- PERMIT
 - Facilities must renew their status annually
- MFR Title V
 - Facilities must renew their status every 5 years

BAAQMD does not have a process beyond random checks (with 1 inspector) to evaluate if facilities are being compliant to their respective statuses

Facilities known to BAAQMD

Unpermitted

0.3%

Permit Violated

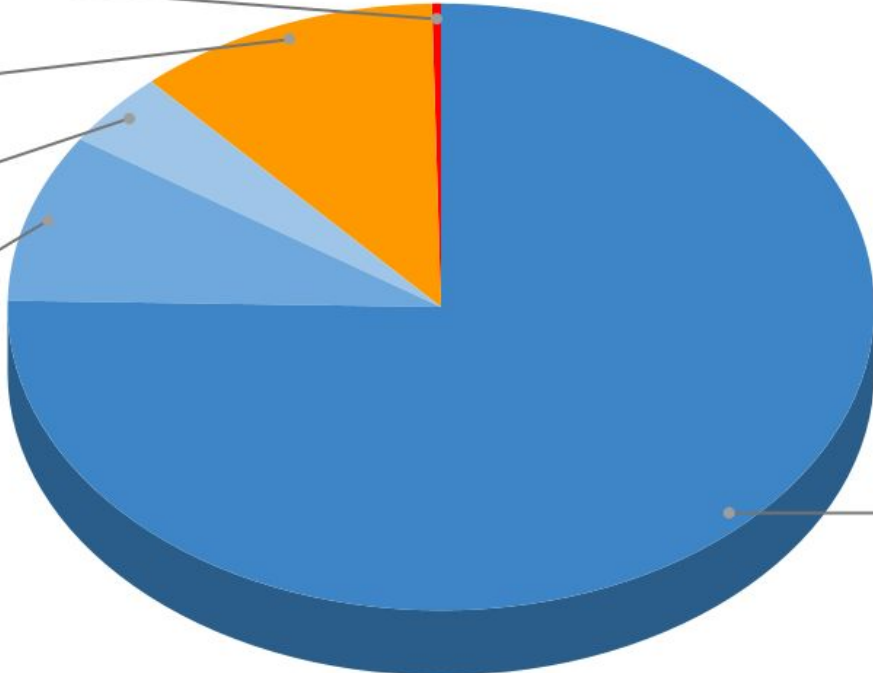
11.3%

Exempted

4.0%

Registered

9.0%



Permitted	226
Registered	27
Exempted	12
Permit Violated	34
Unpermitted	1
Total	300

Permitted

75.3%

Topic: Facility Categories

Unknown Facilities

- Community mapping exercise by CSC has identified 6 facilities previously unknown to BAAQMD that need to apply for either Exempt, Register or Permit or Title V status
- However, a physical mapping of the community (by CSC, going door-door by) might be warranted to identify all facilities “unknown” to BAAQMD
- It is unclear what it means that a facility is “unknown” to BAAQMD, as BAAMD is but a mere participating agency in CEQA (California Environmental Quality Act)
- In other words, it is unclear if businesses can get license to operate without fulfilling or exempting themselves from CEQA requirements under law



Questions?

Community Emissions Reduction Plan (CERP) Visioning Activity Report Back

David Ralston, Air District

Visioning Activity Report Back

OVERALL Vision for air quality in Bayview Hunters Point?

To NOT have the personal vehicles & more fully clean the air

Reduce exposure to

Enforcement of violation

Deep Blue Sky, Puffy Clouds

Do not use spray! Vegetation around building

Continue to involve the Community

Not agree to do anything that is not in the air quality plan

Overall Vision - District ID has what the EPA would define as a healthy clean air on a regular basis

District Vision - District ID's actions makes community more resilient by 80% in the next 10 years

Plan Vision - Balanced with good infrastructure, with increased green space, and more walkability (and more jobs) in the city center

District Vision - No child care with air pollution in District ID

District Vision - District ID has an air quality plan that is more than just a plan

Do not have the personal vehicles & more fully clean the air

Enforcement of violation

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Vision for the CERP Plan? Vision for emission reduction in Bayview Hunters Point?

Plan Vision - Balanced with good infrastructure, with increased green space, and more walkability (and more jobs) in the city center

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Values and/or principles important to keep in mind?

To Hold The Plinkie accountable

Honesty

Better data sharing between school districts

Pass on the knowledge

Stay involved (Commitment)

Think of the whole community just

Involve the Youth

People in D-10 a valuable

Values and/or principles important to keep in mind?

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Visions to Action - Summary

We have gathered the notes from everybody on *What is Your Overall Vision* - thank you for the great input!

- All statements have been included (see hand-out)!
- For first pass of refinement, we propose to sort a few of the statements to better fit in the category buckets:
 - **Overall Vision** for Air Quality in BVHP
 - **CERP Vision** (e.g., 5-10 years)
 - **Principles/Values** to guide action strategies

Summary of First Pass Organization of Input

"Overall Vision for Air Quality in BVHP"

(26 Statements)

- We propose moving 7 to CERP Vision
- We have clarifying questions for 3 notes
- 2 notes we are unsure how to classify

"Vision for the CERP Plan"

(32 Statements)

- We propose moving 3 to Overall Vision
- We have clarifying questions for 2 notes
- 2 notes we are unsure how to classify

"Values and/or Principles for Strategies and Actions"

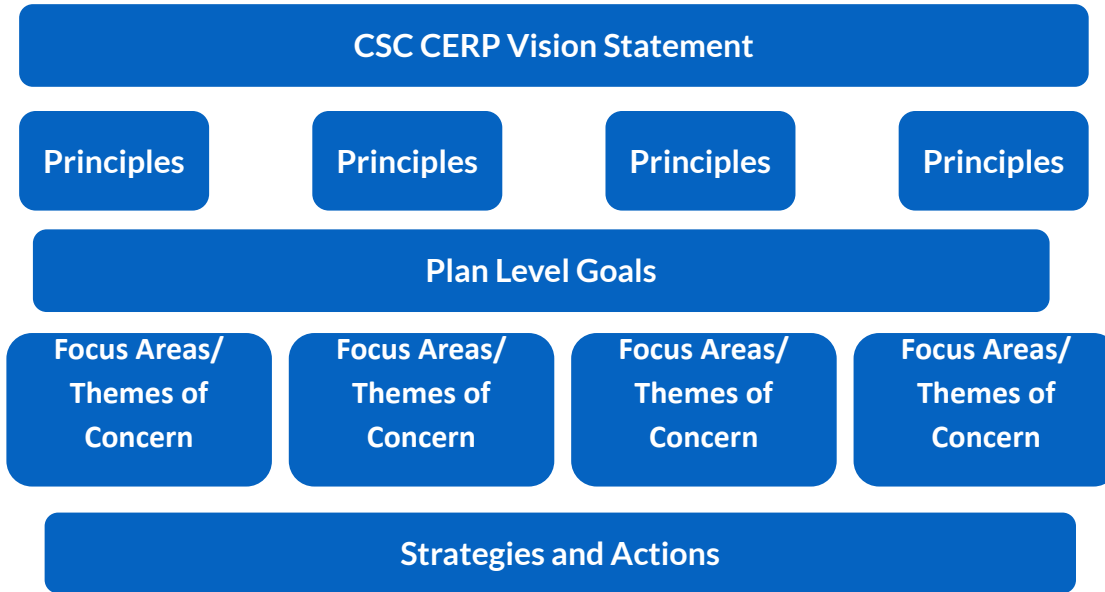
(20 Statements)

- We propose moving 1 to Overall Vision and 3 to CERP Vision
- We have clarifying questions for 5 notes
- 4 notes we are unsure how to classify

Next Step: Visions to Actions

- Working to Refine Vision and Principles
 - Some statements might be grouped and combined
 - Some wordsmithing to be in a similar tense, or a “we envision” type of sentence, or to come across more precisely as to intent.
- Next Meeting-
 - Present a “cleaned-up” list of working vision statements and principles
- Going Forward...
 - Start discussing plan level categories and plan level goals
 - Start developing more detailed problem statements for community concerns

Vision to Actions



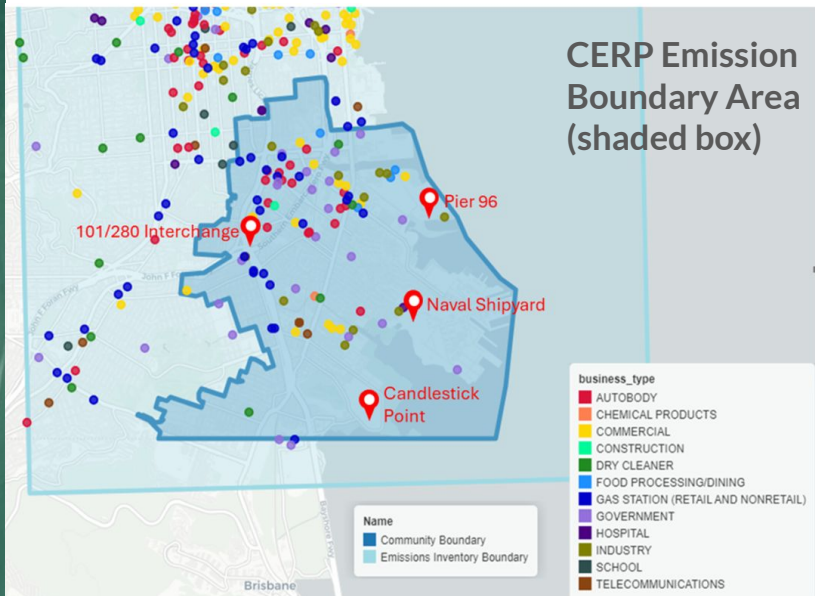
Combine technical understanding, community concerns and problem definitions with collective vision and principles to develop effective action strategies

August 20, 2024- BVHP/ SE SF AB 617 CSC Meeting

CERP Boundary - agreement/consensus

Tonia Randell
Marie Harrison Community Foundation

CERP Preliminary Boundary



CSC Action Item on Community Boundary

Do you agree to formally adopt the community boundaries as discussed?



State level Regulations and Enforcement for Bayview Hunters Point – Southeast San Francisco CSC

Michelle Byars and Jeremy Herbert
August 20, 2024

Presentation Purpose

Mobile Sources: Regulations, Enforcement and Reporting:

- Who's responsible?
- Where do the rules/regulations come from?
- How are they enforced?
- How do people make changes?

Air Quality Agencies

Federal



United States
Environmental
Protection Agency

Sets and enforces national air quality standards. Regulates interstate transportation.



Trains



Ships



Planes

State



California Air Resources
Board

Regulates mobile sources of air pollution, greenhouse gases, and consumer products



Cars



Trucks



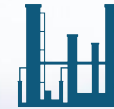
Consumer
Products

Local



BAAQMD

Regulate stationary and local sources of air pollution



Refineries



Residential
woodstoves



Dust



California Air Resources Board Regulations



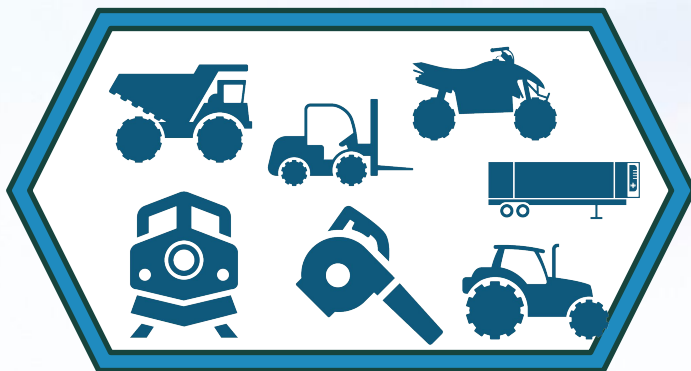
CARB regulates emissions from vehicles, fuels, consumer products, sources of toxic air contaminants, and greenhouse gases.

CARB Regulatory Authority



On-Road

- Autos
- Trucks
- Motorcycles
- Buses



Off-Road

- Construction
- Forklift
- All Terrain Vehicles
- Lawn and Garden
- Locomotives
- Agriculture
- Transportation Refrigeration Units

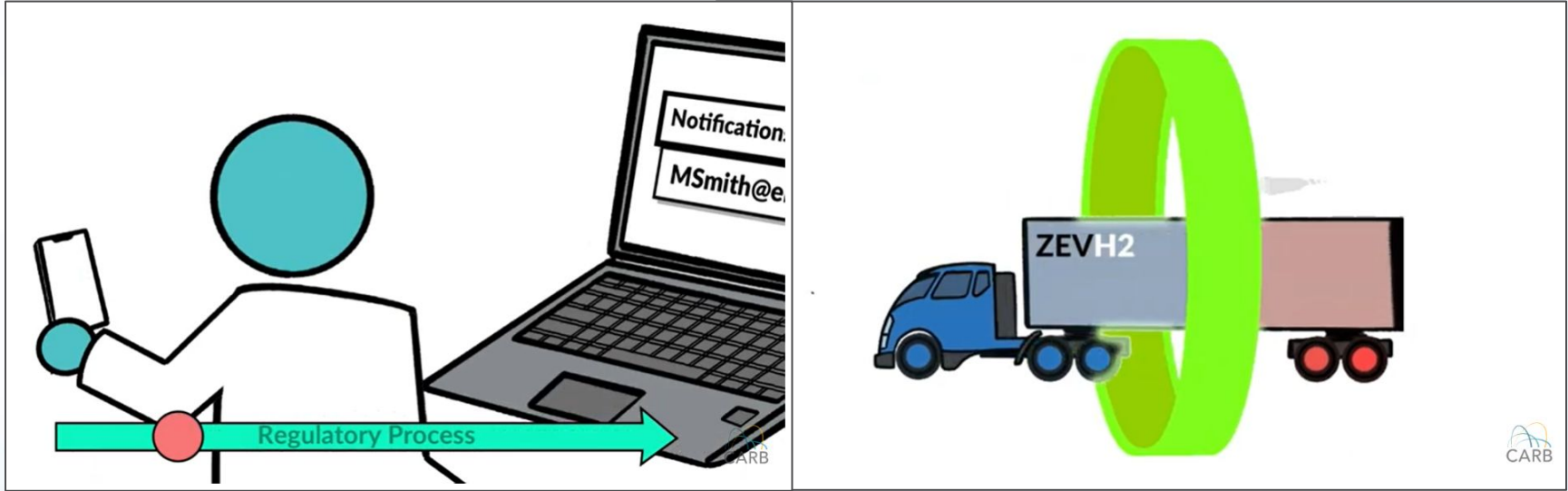


Other

- Oil and Gas
- Consumer Products
- Air Toxics
- Fuel
- Livestock

Regulatory Process

Video: ww2.arb.ca.gov/regulatory-process



CARB Regulatory Process



Identify Need for Regulation

- Public, Industry, or Government

Develop Regulation

- Research topic and do required analysis
- Possible public engagement events
- Write draft regulation, and regulatory docs like Economic Analysis
- Public workshop on draft

Dept. of Finance Review

Notice Draft Regulation

- Notice of Proposed Action
- Proposed Reg. text
- Initial Statement of Reasons
- Economic and Fiscal Impact Statement
- 45-day public comment

CARB Board Hearing & Decision

- Public comment
- Considers comments
- Board may approve, reject, or change regulation
- Substantial changes get an additional 15- or 45-day public comment period
- If approved, submit to OAL for review

Office Administrative Law Review

Regulation Published

- (If OAL approves)
- Implement as directed



Public participation

Post written responses to comments

Transition from Combustion

 **100% ZEV sales** by 2035

Full transition to **ZEV drayage trucks** by 2035 

 Full transition to **ZEV buses & heavy-duty long-haul trucks** by 2045* 

 Full transition to **ZE off-road equipment** by 2035*

*where feasible

Recently Adopted Regulations



- ✓ Advanced Clean Trucks/Fleets
- ✓ Advanced Clean Cars 2



- ✓ Amendments to the Hexavalent Chromium ATCM



- ✓ Small Off-Road Engine Amendment

Upcoming State Actions



On-Road Actions

- Heavy-Duty Engine Standards and Test Procedures
- Zero-Emissions Trucks Measure



Off-Road Actions

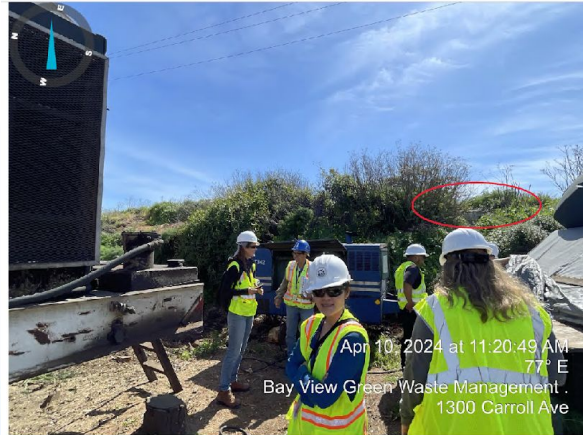
- Cargo Handling Equipment Regulation to Transition to Zero-Emissions
- Future Measures for Aviation Emissions Reductions
- Off-Road Zero-Emission Targeted Manufacturer Rule
- Tier 5 Off-Road New Compression-Ignition Engine Standard
- Clean Off-Road Fleet Recognition Program
- Future Measures for Ocean-Going Vessel Emissions Reductions
- Spark-Ignition Marine Engine Standards
- Transport Refrigeration Unit Regulation Part 2



Other Actions

- Catalytic Converter Theft Reduction
- Composite Wood Products Control Measure Amendments
- Hydrogen Station Fueling Verification
- Zero-Emission Standard for Space and Water Heaters
- Commercial Cooking Suggested Control Measure
- Consumer Products Standards
- Oil and Gas Amendment

California Air Resources Board Enforcement



Fair & consistent enforcement to lower emissions and hold all businesses equally accountable to meeting our regulations.

Community-focused Enforcement Approach

Collaboration

Working with communities and others on targeted solutions

Enforcement

Focusing enforcement based on community input

Outreach

Sharing regulations, contact information, and solutions

CARB Enforcement Process



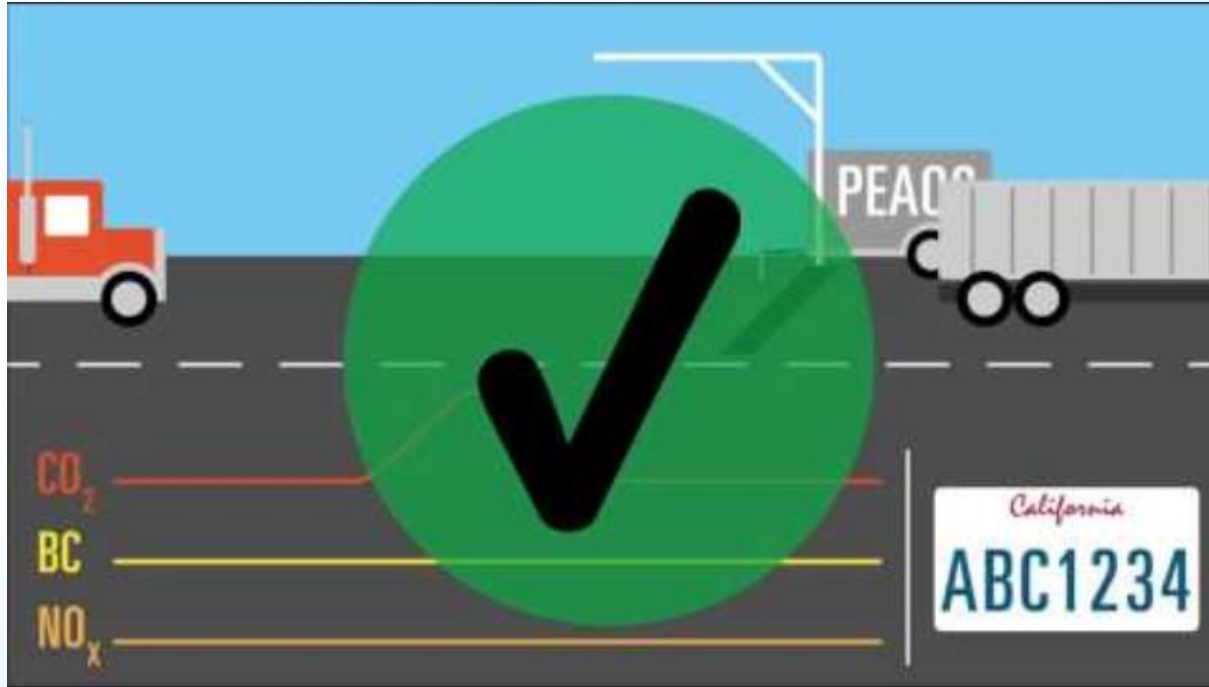
Inspections

- Field inspections
- Portable Emissions Acquisition System (PEAQs)
- Respond to public complaints

Audits

- On-site
- Submitted reports

Portable Emissions Acquisition System (PEAQs)



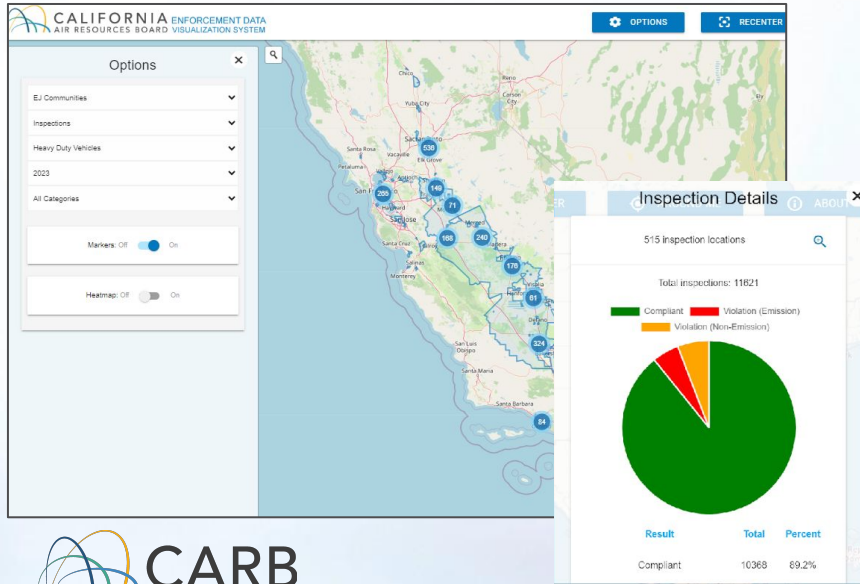
CARB Enforcement Data



Enforcement Data Visualization System (EDVS):
webmaps.arb.ca.gov/edvs/



Enforcement Data Portal:
ww2.arb.ca.gov/our-work/programs/enforcement-policy-reports/enforcement-data-portal



Data Explorer

Get data on CARB's enforcement activities by selecting a category below.

 Enforcement Summary	 Field Operations	 Complaint Program
 Registration and Certification	 Stationary Sources	 Training Program

File a Report/ Complaint



Vehicle concerns:

1-800-952-5588

ww2.arb.ca.gov/environmental-complaints



Stationary source concerns:

1-800-334-ODOR (6367)

www.baaqmd.gov/complaints



Other environmental complaints:

CalEPA's Complaint System:

calepa.ca.gov/enforcement/complaints

We want to hear from you!

CARB – Community liaison

Michelle Byars (279) 208-7983

Michelle.Byars@arb.ca.gov



Community Air Protection Program

CommunityAir@arb.ca.gov

Resources

Rulemaking at CARB:

ww2.arb.ca.gov/rulemaking



Clean Truck Check:

ww2.arb.ca.gov/our-work/programs/CTC



Subscribe to categories of notices at Gov. Delivery:

https://public.govdelivery.com/accounts/CARB/subscribe/new?topic_id=listserv



Zoning and Land Use

Red Picket Fences

Land Use Policies and Environmental Health

Michelle Pierce

Bayview Hunters Point Community Advocates

20 August 2024

San Francisco

125 Years of Speculation

- Starting in 1847 with the 1st American mayor, San Francisco began a policy of raising money via land grants
- The state of California to receive 25% of all land sales
- By 1853 water lots priced at \$8,000-\$16,000 (~\$2-4M today)



Land Segregation

De Facto & De Jure

National Realtor's Code of Ethics
(1924):

“A Realtor should never be instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighborhood.”

U.S. Housing Act (1937):

Codified into Federal law discriminatory lending and investment practices particularly: “The condition, use, or design of the proposed security property (or of those nearby properties that clearly affect the value of the proposed security property), provided that such determinants are strictly economic or physical in nature”



Bayview Hunters Point (BVHP)

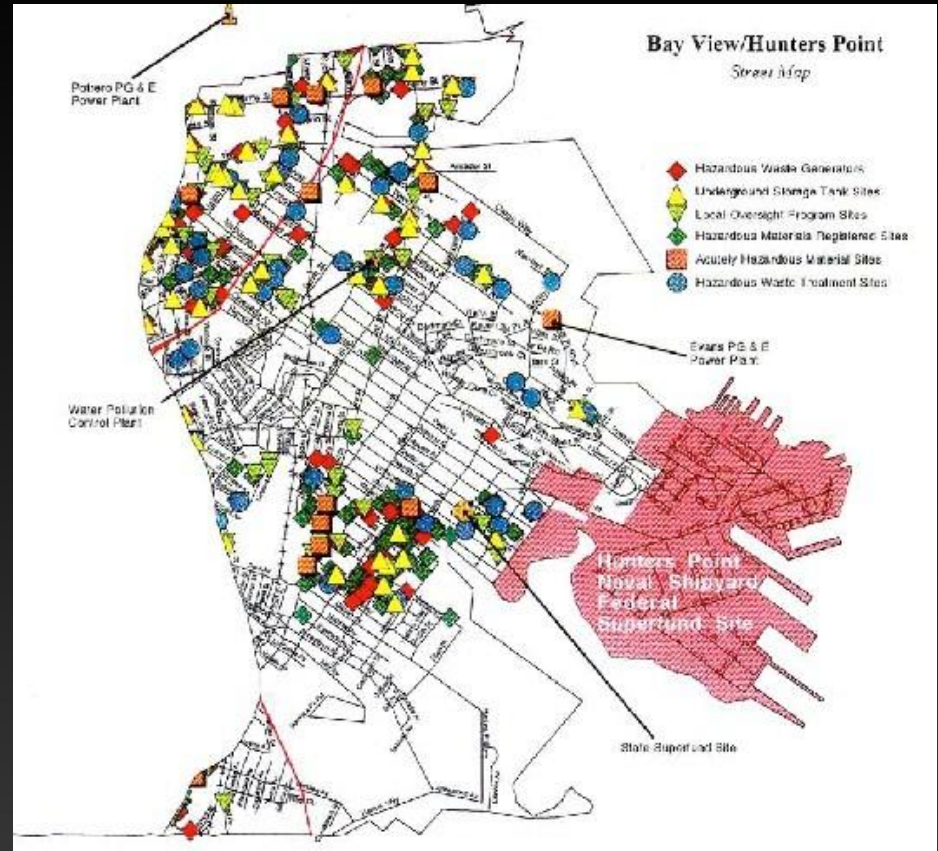
- Located in the Southeast corner of San Francisco
- Home to about 35,000 residents
- Greater than 50% the land is used for industrial use
- 1/3 of the city's hazardous waste sites:
 - 1 Federal Superfund Site
 - 100 Brownfield Sites
 - 1 (of 3) sewage treatment plan that handles 80% of San Francisco's waste water



Ground Truthing

Community Led Toxic Indexing

- Still Zoned for Industrial, Agricultural, and Residential uses
- Over 300 proposed development projects sited on Brownfields sites
- 750 Acres of the Shipyard Development on Federal Superfund site



Land Use & Development

In the Modern Era

- Permitting decisions & CEQA processes
- Area Variances
- Use Variances
- Cumulative Impacts in EJ Neighborhoods



Thank You

J. Michelle Pierce
Bayview Hunters Point
Community Advocates





San Francisco
Planning

LAND USE & AIR QUALITY IN BAYVIEW HUNTERS POINT

**BAYVIEW HUNTERS POINT AB617 COMMUNITY STEERING COMMITTEE
MEETING
AUGUST 20, 2024**

Danielle Ngo
Senior Planner
danielle.ngo@sfgov.o
rg

An aerial photograph showing a large, dark blue pond or reservoir in the center. The pond is surrounded by various land uses: industrial buildings and parking lots to the top left, a residential neighborhood with houses to the top right, and a construction site with dirt and machinery to the bottom right. The pond has a small, circular island in the middle. The overall scene illustrates different types of land use in an urban or suburban setting.

1

WHAT IS LAND USE?

Brief History of Land Use



- In **1916**, New York City became the first U.S. city to adopt zoning regulations.
 - The 1916 Zoning Resolution established limits on building massing at certain heights and restricted buildings to a percentage of lot size.
- In **1926**, the U.S. Supreme Court heard the case *Village of Euclid v. Ambler Realty Co.*, and decided in favor of Euclid, Ohio.
 - This affirmed that municipalities had the constitutional authority to regulate which uses could go on parcels and other aspects of buildings on private property.
- In **1929**, the San Francisco Planning Commission was established to advise the City's long-range goals, policies, and programs on a broad array of issues related to land use, transportation, and current planning.

Key Terms & Definitions

Planning Code

All zoning regulations are specified in a detailed legislative policy document called the **San Francisco Planning Code**, which determines if a use is either *Permitted (P)*, *Conditional (C)*, or *Not Permitted (NP)*.

Zoning

Zoning regulations govern how land can be used in areas of San Francisco, called *zoning districts*. These regulations oversee how land can be used in a given zone, called *land uses*, for residential, commercial, or industrial needs.

Variance

A **variance** is a request for an exemption from a Planning Code standard which would cause *practical difficulty or unnecessary hardship* if applied as written.

The Zoning Administer hears and makes determinations of variance applications.

Additional Terms & Definitions

Principally Permitted

A **principally permitted** use is *allowed by-right* in the respective zoning district.

Conditional Use

A **conditional use** refers to how a parcel or building is operated that is *not* principally permitted in a particular zoning district.

The Planning Commission shall hear and make determinations on all Conditional Use Authorization applications.

Discretionary Review

The Planning Commission possesses a special power, **discretionary review**, outside the normal project application approval process. It is to be used only when there are *exceptional* and *extraordinary circumstances* associated with a proposed project.

The Planning Commission can require the project applicant to make changes to the project.

Major Land Uses

Residential

Example: Excelsior



Commercial

Example: Downtown, Market Street



Neighborhood Commercial

Example: Richmond, Clement Street



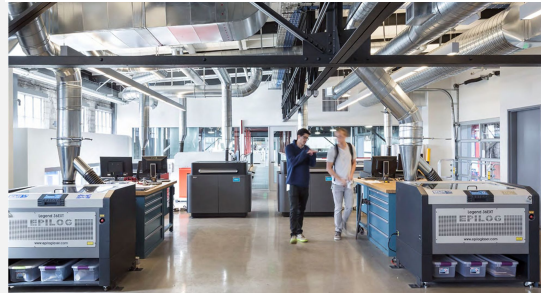
Industrial

Example: Ferry Building & Piers



Production, Distribution, & Repair

Example: Mission Bay & Bayview

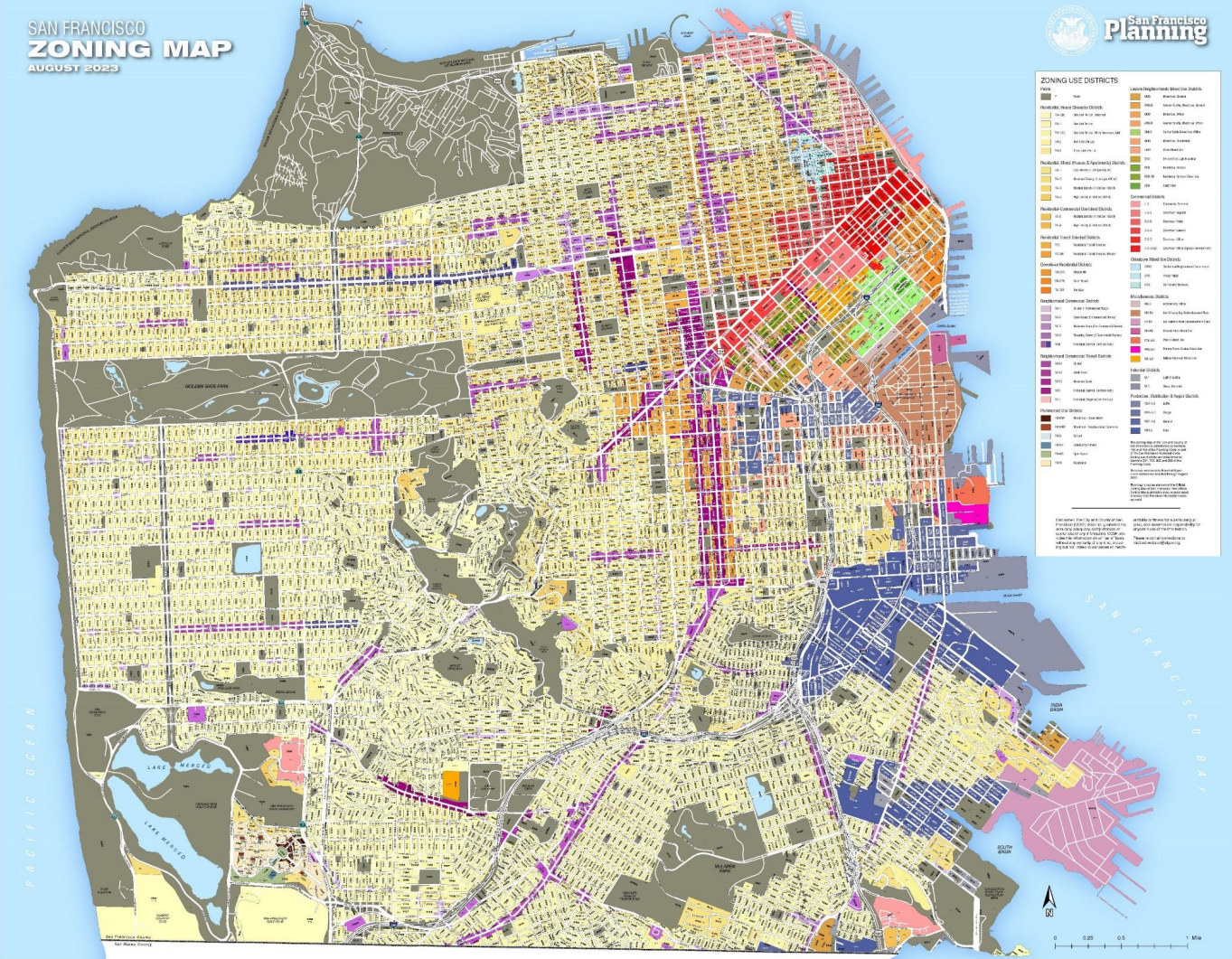


Agriculture

does not exist in San Francisco

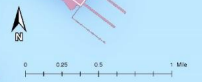


SAN FRANCISCO ZONING MAP AUGUST 2023



ZONING USE DISTRICTS	
Water	Local Neighborhood Mixed Use Districts
W1	W100
W2	W1000
W3	W10000
W4	W100000
W5	W1000000
W6	W10000000
W7	W100000000
W8	W1000000000
W9	W10000000000
W10	W100000000000
W11	W1000000000000
W12	W10000000000000
W13	W100000000000000
W14	W1000000000000000
W15	W10000000000000000
W16	W100000000000000000
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W92	W100
W93	W1000
W94	W1000
W95	W100
W96	W1000
W97	W100
W98	W1000
W99	W100
W100	W100


San Francisco Planning
1000 Market Street, Suite 1000
San Francisco, CA 94102
415.376.3300
www.sfdph.org/dph/epi/communicable_diseases/zoning.htm





2 LAND USE REGULATION

How We Regulate: General Plan

 State mandated

HOUSING

2014



COMMERCE AND INDUSTRY

1987





RECREATION AND OPEN SPACE

2014





TRANSPORTATION

1995



LAND USE (INDEX)

2011



URBAN DESIGN

1972/1988



ENVIRONMENTAL PROTECTION

1988



COMMUNITY FACILITIES

1988



SAFETY & RESILIENCE

2022





21 AREA PLANS




ARTS

1991



AIR QUALITY

1997



NEW: HERITAGE CONSERVATION

2023



NEW: ENVIRONMENTAL JUSTICE

2023



INTRODUCTION

2023



Planning Tools: Planning Code

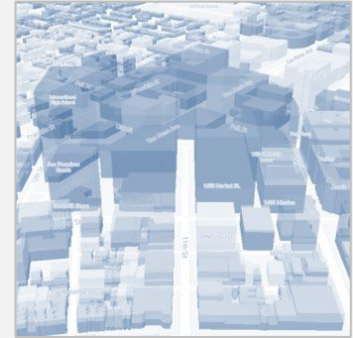
The Planning Code contains 2,000 pages of controls that detail:



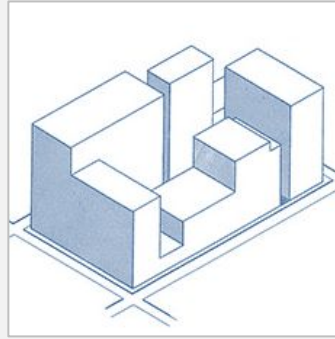
LAND USE



DENSITY



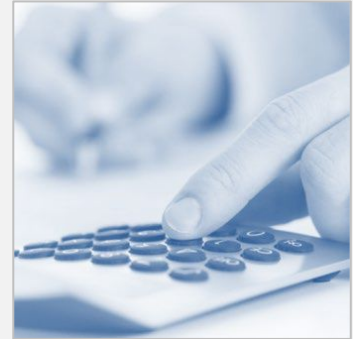
HEIGHT & BULK



MASS & SCULPTING



SIGNAGE

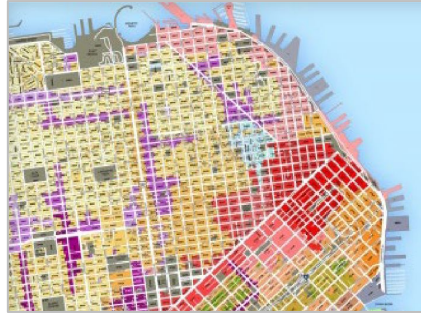


FEES & PROCEDURES

Planning Tools: Zoning Maps

Zoning Districts

There are over 100 zoning districts in the City.



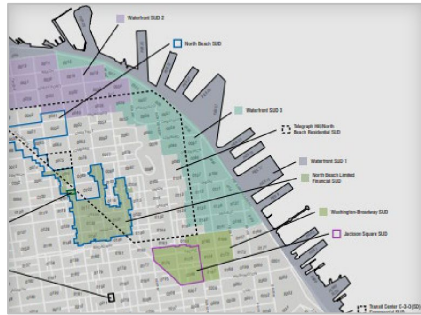
Height

Most of the City is zoned for 40 feet height.



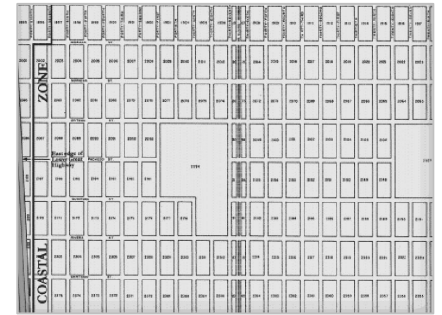
Special Use Districts

Overlays that place special restrictions or allowances.



Other Maps

Preservation Districts, Coastal Zones, and Special Sign Districts



Brief History of Bayview Hunters Point (BVHP)

Pre-Colonization

The shores near present-day India Basin & Candlestick Point were **first settled thousands of years ago by the Ohlone**; this area remained their home until Spanish colonization.

1860-1910

BVHP was one of the City's most **ethnically varied neighborhoods**: British merchants, German boat builders, Italian ranchers, Chinese fishermen, Portuguese truck farmers, and Mexican vaqueros, to name a few.

1940-1970

The **San Francisco Dry Dock** (1866) initiated the industrial roots of BVHP and was eventually purchased by the U.S. Navy (1940). This period saw the **population boom** into a solid, growing middle-class community.

WWII +

Thousands of Black workers came to work at the **Hunters Point Naval Shipyard**. Post-WWII, white families began to leave BVHP while the Black population continued to grow, spurred by actions such as **redlining**.

1950s

In SF, **redevelopment** was specifically directed at traditionally Black neighborhoods to "remove blight," and displaced families migrated to BVHP. During this time, the shipyard became the only U.S. laboratory working on **atomic defense**.

1974-1994

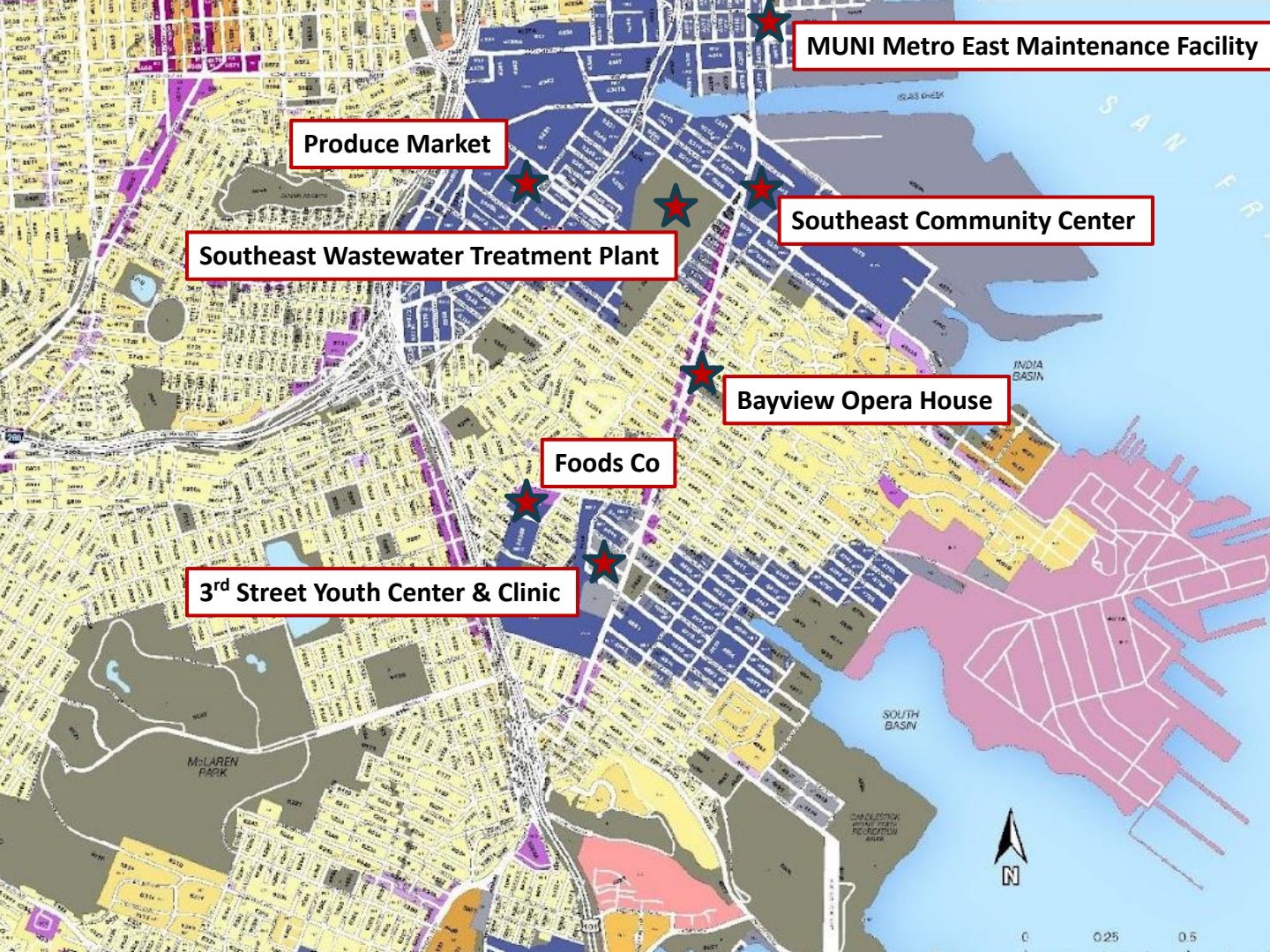
The **shipyard closure** resulted in significant job loss and impacts to commercial and retail opportunities. It also left behind numerous health and environmental hazards associated with its previous industrial and research activities.

1995

The Planning Department adopted the **BVHP Area Plan**. BVHP's history of development occurred prior to environmental regulations and modern land use controls, leading to many **health and land use conflicts**.

Present

BVHP is more demographically diverse and has a higher rate of homeownership than the rest of the City. It also has a lower median income and higher rate of linguistic isolation.



MUNI Metro East Maintenance Facility

Produce Market

Southeast Wastewater Treatment Plant

Southeast Community Center

Bayview Opera House

Foods Co

3rd Street Youth Center & Clinic

ZONING USE DISTRICTS

Public

- 7: Public

Residential, House Character Districts

- 10-10S: One Unit Two-Story Attached
- 10-11: One Unit Two-Story Attached
- 10-12: One Unit Two-Story Attached
- 10-13: One Unit Two-Story Attached
- 10-14: One Unit Two-Story Attached
- 10-15: One Unit Two-Story Attached

Residential, Mixed (House & Apartment) Districts

- 10-16: One Unit Two-Story Attached
- 10-17: One Unit Two-Story Attached
- 10-18: One Unit Two-Story Attached
- 10-19: One Unit Two-Story Attached
- 10-20: One Unit Two-Story Attached

Residential-Commercial Combined Districts

- 10-21: One Unit Two-Story Attached
- 10-22: One Unit Two-Story Attached
- 10-23: One Unit Two-Story Attached

Residential Transit Oriented Districts

- 10-24: One Unit Two-Story Attached
- 10-25: One Unit Two-Story Attached

DownTown Residential Districts

- 10-26: One Unit Two-Story Attached
- 10-27: One Unit Two-Story Attached
- 10-28: One Unit Two-Story Attached
- 10-29: One Unit Two-Story Attached

Neighborhood Commercial Districts

- 10-30: One Unit Two-Story Attached
- 10-31: One Unit Two-Story Attached
- 10-32: One Unit Two-Story Attached
- 10-33: One Unit Two-Story Attached
- 10-34: One Unit Two-Story Attached

Neighborhood Commercial Transit Districts

- 10-35: One Unit Two-Story Attached
- 10-36: One Unit Two-Story Attached
- 10-37: One Unit Two-Story Attached
- 10-38: One Unit Two-Story Attached

Permitted Use Districts

- 10-39: One Unit Two-Story Attached
- 10-40: One Unit Two-Story Attached
- 10-41: One Unit Two-Story Attached
- 10-42: One Unit Two-Story Attached

Eastern Neighborhoods Mixed Use Districts

- 10-43: One Unit Two-Story Attached
- 10-44: One Unit Two-Story Attached
- 10-45: One Unit Two-Story Attached
- 10-46: One Unit Two-Story Attached
- 10-47: One Unit Two-Story Attached
- 10-48: One Unit Two-Story Attached
- 10-49: One Unit Two-Story Attached
- 10-50: One Unit Two-Story Attached

Commercial Districts

- 10-51: One Unit Two-Story Attached
- 10-52: One Unit Two-Story Attached
- 10-53: One Unit Two-Story Attached
- 10-54: One Unit Two-Story Attached
- 10-55: One Unit Two-Story Attached
- 10-56: One Unit Two-Story Attached
- 10-57: One Unit Two-Story Attached

Citytown Mixed Use Districts

- 10-58: One Unit Two-Story Attached
- 10-59: One Unit Two-Story Attached
- 10-60: One Unit Two-Story Attached

Miscellaneous Districts

- 10-61: One Unit Two-Story Attached
- 10-62: One Unit Two-Story Attached
- 10-63: One Unit Two-Story Attached
- 10-64: One Unit Two-Story Attached
- 10-65: One Unit Two-Story Attached
- 10-66: One Unit Two-Story Attached
- 10-67: One Unit Two-Story Attached

Industrial Districts

- 10-68: One Unit Two-Story Attached
- 10-69: One Unit Two-Story Attached
- 10-70: One Unit Two-Story Attached

Production, Distribution & Repair Districts

- 10-71: One Unit Two-Story Attached
- 10-72: One Unit Two-Story Attached
- 10-73: One Unit Two-Story Attached
- 10-74: One Unit Two-Story Attached

This zoning map is an advisory tool and does not constitute a guarantee of any kind. The City of San Francisco is not responsible for any errors or omissions on this map. This map is not an official City of San Francisco zoning map. The City of San Francisco is not responsible for any errors or omissions on this map. This map is not an official City of San Francisco zoning map.

Wrap up, Action Steps, & Announcements

Feedback on Meeting & Next Steps for the CSC

Please fill out the post-meeting survey form.

Next Meeting will be **September 17, 2024**

It is important that you register for each meeting so that we can make any required accommodations.

Thank You!

See You on September 17, 2024!!

