

## Mission: Workshop #3

Wednesday | June 19, 2002 | 6:00 - 8:30 PM  
@ John O'Connell High School  
2355 - Folsom Street ( @ 19th St. )

### Workshop Summary

The purpose of the Mission III Community Planning Workshop was to refine the goals established by the community during the first two workshops and then to figure out how to achieve those goals. While some time was spent reviewing the questions "What is zoning?" and "How the zoning process can help to create the type of community desired..." this third workshop was organized to facilitate a leap from the question, "What goals are necessary?" to answer the question, "How can we accomplish our goals through a re-zoning effort?"

The community was well represented by a diverse turnout and well fed by the delicious food provided by Los Jarritos Restaurant (Los Jarritos can be found at 901 South Van Ness Avenue - at the corner of 20th Street and So. Van Ness Avenue). Attendees ranged from families to single people, from young adults to senior citizens, from the artist to the businessperson, from native San Franciscans to recent arrivals. While there was some disagreement about what types of zoning would best serve the community, everybody could agree on a Mission that is affordable, safe, welcoming, clean and productive for all members of the community.

As with the two previous workshops, the evening was divided into four segments. Task One was designed to refresh the participants understanding of the concepts and implications of zoning. Task Two requested participants to confirm the goals previously realized and to offer suggestions for clarification and improvement. Task Three challenged the participants to actualize their goals into three discernable zoning categories: Commercial, Residential and Industrial. Task Four asked each table to summarize their ideas for a specified zoning category and to have one person represent their ideas to the entire audience. All comments submitted in each breakout group has been organized and is available at this website. [Click here](#) for specific input.

Unfortunately, many of the good ideas proposed are difficult to implement through a generalized re-zoning effort. Requests for cleaner streets, wider sidewalks, more street trees, bike lanes, increased street lighting, accessible street public restrooms, sidewalk benches and street parking were asked for repeatedly. These are fantastic planning ideas that would greatly enhance the environment of the Mission, but the responsibility for implementation of these ideas actually falls under the jurisdiction of the Department of Public Works (DPW), the Parking Authority and the San Francisco Police Department. To contact DPW, please call Tel: (415) 554-6926. To contact the Parking Authority, please call Tel: (415) 554-9805. Safety issues should be directed to the San Francisco Police Department at Tel: (415) 597-7711. All local government agencies and contact information are listed at [www.sfgov.org](http://www.sfgov.org).

### Commercial Community Goals

The community suggested that the commercial corridors be oriented towards small locally owned businesses and that large chain/big box stores be limited in space and location. To promote business diversity that supports a vibrant neighborhood culture, a large majority of participants expressed a preference for Mixed- Use development. Overall, community members want to see retail and commercial establishments located at the street level with housing above. Workshop participants **are not** opposed to higher densities and taller

buildings. They want neighborhood serving businesses (such as restaurants and retail shops) on the main commercial corridors. Other ideas for appropriate businesses in the commercial neighborhoods were as follows: Child care, small businesses, business incubators, movie theatres, street vendors, immigrant serving businesses, community centers, community serving businesses, art studio's, and late night restaurants.

### **Residential Community Goals**

Affordable housing is the most consistent request. On every sheet, in every category, people pleaded for affordable housing. To encourage the production of affordable housing, the community has asked for higher densities (especially around transit hubs), taller buildings, mixed-use/mixed-income housing located near public transportation entries, residential units with no off-street parking provided or required, specific areas set aside for construction of low income housing, family housing, and single person housing. Most comments oriented towards housing would have to be adopted through new city legislative policies. Some of the ideas presented are: government housing subsidies, density bonuses for developers, and tools to help renters to become homeowners. To avoid permanent displacement, the community recommended an increase in housing and business densities along the commercial corridors. Outside of the main commercial corridors community members want areas specifically zoned for single-family homes or family oriented residential development.

### **Industrial Community Goals**

To preserve and enhance the existing Production, Distribution and Repair (PDR) businesses, the community asked to maintain what is already in place, and to encourage a 'business friendly' atmosphere. For the remaining industrial areas, it was suggested that nighttime activities and other non-residential activities share the same space and zoning districts. Requests to restore the original Mission Street Theatres and requests to preserve the existing historical buildings were included.

The most common suggestions regarding Preservation, Diversity and Vitality of the Mission were to take account of the importance of a family atmosphere and to set aside space that the community could use towards economic and cultural enhancement. Regarding transportation and parking, the representatives at the workshop were split between lowering the parking requirement and increasing the amount of on street parking and parking garages.

There were many ideas on how to improve the parking situation: more mixed-used development that includes housing near transit stations, mixed-use parking garages (parking at the lower levels with office/residential above), and locating commercial/retail community serving businesses near easily accessible public transit corridors. Again, some remarkable suggestions to improve the parking situation were offered that are out of the jurisdiction of the Planning Department. The following ideas (and others) will be forwarded to MUNI, BART, CALTRAINS, the Parking Authority, DPW and other appropriate city agencies: to create permit parking for specified zones, to allow cars to park in public school parking lots during the evening, to increase the amount of parking meters, to provide free Jitney's, to increase the frequency/efficiency/ability of public buses and subways, to create ride share drop off points, to reserve parking spaces for City Car Share, and to increase the number of bicycle lanes and bicycle racks in the Mission.