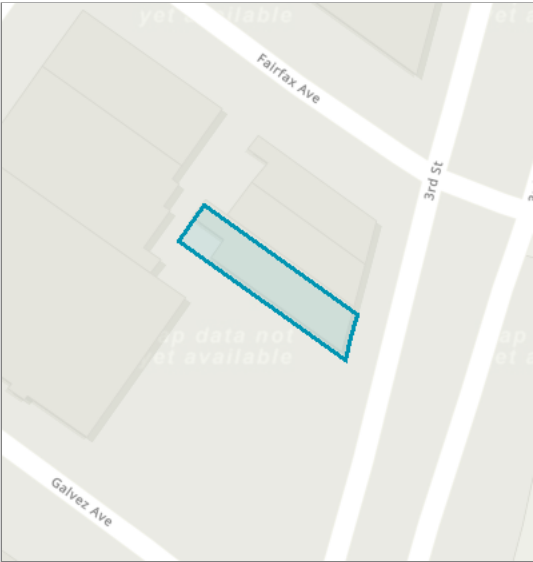




Report for: 3910 03RD ST



Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
5242/023		3910 03rd St, San Francisco, CA 94124	Assessor Summary Assessor Recorded Documents Secured Property Tax Rolls

Current Planning Team

Team Manager: tina.tam@sfgov.org

Schools (K-12) Within 600ft

None

Port Facilities

None

City Properties

None

Maps

Assessor's Block Map

Block Map 2009

Block Map 1980

Block Map 1960-65

Block Map 1946

Block Map 1935

Sanborn Map 1990's

Sanborn Map 1950

Sanborn Map 1950 2

Supervisor District

District 10 (Shamann Walton)

Census Tract

2020 Census Tract 980900

Neighborhood (Planning Dept)

Bayview

Neighborhood Groups Map

Services nearby (street cleaning, parks, MUNI, etc.)

Transportation (transit, ped & bike safety, etc.)

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder

Housing Element Reused Sites and Low-Income Sites

None

Sanborn Map 1919 
Sanborn Map 1919 2 
Sanborn Map 1919 3 
Sanborn Map 1913-1915 

State Opportunity Map
Not within a High Resource Area 
National Park Service
n/a

Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts
NCT-3 - Moderate Scale Neighborhood
Commercial Transit District 
Height & Bulk Districts
65-J 
Special Use Districts
Third Street 
3rd St Alcohol Restrict 
Fringe Financial Services RUD 
Bayview Industrial Triangle Cannabis RUD 
Special Sign Regulations
None
Legislated Setbacks
None
Cultural Districts
African American Arts & Cultural District 
Planning Areas
Bayview Hunters Point 
Public Realm and Streetscape Plans
None

Coastal Zone
Not in the Coastal Zone
Port
Not under Port Jurisdiction
Redevelopment Areas
Name: Bayview Industrial Triangle
(Expired 2020) 
Jurisdiction: Planning Department
Reason for No delegation agreemant; SFRA
Jurisdiction: land use controls; City
Administrators Office assumed
SFRA duties per Ord 11-12.
Ordinance Document 
Neighborhood-Specific Impact Fees
In addition to those impact fees that apply
throughout the City, the following
neighborhood-specific impact fees apply to this
particular property:
None
An overview of Development Impact Fees can
be found on the Impact Fees Website 
**Mayor's Invest in Neighborhoods
Initiative Areas**
Within the Bayview  Invest in Neighborhoods
Initiative Area
Community Benefit Districts
None
Housing Sustainability Districts
None

Other Notices and Regulations

Flexible Retail Uses
Flexible Retail Uses as defined in Section 102 of the Planning Code. Flexible Retail may be
permitted in neighborhood commercial districts in this area.
Read more about this regulation 
Added:
Vision Zero Program
The project is located on a 'high-injury corridor', identified through the City's Vision Zero
Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures
into the project. If the project is required to submit a streetscape plan per Section 138.1 of the

Planning Code, planners should refer the project to the Department's Streetscape Design Advisory Team for consideration of additional pedestrian safety streetscape measures Added:

Transit-Oriented Community Policy Areas

The Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy [↗](#) is an implementation program of Plan Bay Area 2050, the Bay Area's long-range plan for transportation, housing, economy, and the environment. The policy requires cities to establish minimum residential densities [↗](#), minimum office intensities [↗](#), and parking maximums [↗](#) around transit by the year 2026 for all qualifying transit areas citywide.

Transit-Oriented Communities Tier 3

Nearby Transit-Oriented Communities Transit Corridor/Station: T-Third/Bayview Hunters Point, T-Third/Mission Bay & Potrero Hill

Transit-Oriented Residential Development Areas

San Francisco adopted an Implementation Plan [↗](#) for Senate Bill 79 (SB 79) [↗](#) which sets rules for housing near major transit stops. The Ordinance exempts the entire city from direct applicability of SB79 through an Alternative Plan, a temporary exemption from SB 79 for certain low-resource areas, and a permanent exemption for certain industrially-zoned properties. Certain parcels under the Alternative Plan are eligible for additional residential density and/or height pursuant to Planning Code Section 207.11 [↗](#) under the Alternative Plan.

Parcel: 5242023

Stop: Third & Evans, Tier 2

Approximate distance from stop: 200'

Applicable Exemption: Low-Resource Tract Temporary Exemption

Potentially Eligible for Section 207.11: No

Permitted Density per 207.11: N/A

Permitted Height per 207.11: N/A

Resource: Bulletin on Transit-Oriented Residential Development Areas [↗](#)

Design Guidelines

Area Specific Design Guidelines

Industrial Area Design Guidelines [↗](#)

These guidelines encompass standards to aid in the design and review of new development and major remodeling of buildings in industrially zoned areas of San Francisco.

HOME-SF Design Guidelines [↗](#)

The Affordable Housing Bonus Program (AHBP) design guidelines will be applied to projects that utilize the HOMESF density bonus program to clarify how projects shall adapt to their neighborhood context with added height or differing masses.

This location is potentially eligible for HOME-SF, a number of limiting criteria apply. See <http://sf-planning.org/homesf> for details. In cases where there is a discrepancy between the unique architectural attributes accessible through the AHBP (HOMESF) guidelines and the Residential Design Guidelines, the AHBP Specific Design Guidelines shall apply.

Citywide Design Guidelines

Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit [↗](#)

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings [↗](#)

These guidelines should be applied to new construction and alterations that require treatment options to meet the Bird-Safe Building Standards.

[Guide to the San Francisco Green Landscaping Ordinance](#)

The guide describes the Green Landscaping Ordinance and helps san Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.

Planning Code; Public Works Code

[Guidelines for Adding Garages and Curb Cuts](#)

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

[Guidelines for Ground Floor Residential Design](#)

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.

Draft Document

[Standards for Storefront Transparency](#)

These standards promote a transparent storefront that welcomes customers inside with products and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the store and the entire neighborhood.

Planning Code Requirements for Commercial Buildings

[Better Streets Plan](#)

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

[Commission Guide for Formula Retail](#)

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods.

Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

[Standards for Window Replacement](#)

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

None

Official Zoning Maps

[Zoning Maps](#)