



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 20023

### *Western Shoreline Area Plan Amendment*

**HEARING DATE**  
October 5, 2017

*Case No.:* 2014.2110GPA  
*Project Name:* Amending the Western Shoreline Area Plan  
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**ADOPTING AMENDMENTS TO THE GENERAL PLAN TO UPDATE THE WESTERN SHORELINE AREA PLAN TO INCLUDE COASTAL HAZARDS; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.**

#### **PREAMBLE**

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Department shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan;

WHEREAS, The Western Shoreline Area Plan of the General Plan sets forth objectives and policies addressing the conservation of the California coast and its natural and recreation resources;

WHEREAS, San Francisco has committed to proactive and thoughtful sea level rise adaptation planning through the 2016 Sea Level Rise Action Plan;

WHEREAS, Sea level rise will exacerbate current erosion and coastal flood hazards along the city's Western Shoreline which could limit coastal recreation opportunities, damage coastal resources and lead to critical infrastructure damage;

WHEREAS, The Western Shoreline Area Plan does not adequately address erosion and sea level rise coastal hazards, the proposed amendments will add adapting to erosion and sea level rise coastal hazards as an objective with supporting policies to the Western Shorelines Area Plan;

WHEREAS, The proposed amendments balance recreation, coastal resources, and critical infrastructure land uses along our Western Shoreline;

WHEREAS, The Western Shoreline Area Plan is the land use plan portion of San Francisco's certified Local Coastal Program;

WHEREAS, This amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519);

WHEREAS, per Planning Code Section 340, on March 2, 2017 the Planning Commission adopted Resolution No. 19863, initiating amendments to the Western Shoreline Area Plan and;

WHEREAS, The proposed amendments are exempt from the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) pursuant to Public Resources Code Section 21080.9 and;

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors approve the proposed ordinance.

**FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The City and County of San Francisco adopted the Western Shoreline Area Plan as its Local Coastal Program in 1986.
2. The proposed amendments will fulfill the direction outlined in the Ocean Beach Master Plan, the Coastal Commission Sea Level Rise Guidance and San Francisco's Sea Level Rise Action Plan.
3. The Commission supports the proposed amendments because they will ensure that the Western Shoreline Area Plan reflects the City's sea level rise vision.

**4. General Plan Compliance.** The Commission finds that the proposed Ordinance is consistent with the General Plan.

**5. Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1 (b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed amendment would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed amendment would have no adverse effect on the City's housing stock or on neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed amendment would have no adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed amendment would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or current neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed amendment would- not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*While the proposed amendment would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

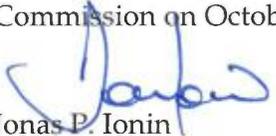
*The proposed amendment would have no effect on preservation of landmarks or historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed amendment would have no adverse effect on parks and open space or their access to sunlight and vista.*

NOW, THEREFORE BE IT RESOLVED, that the Commission hereby recommends that the Board ADOPT the proposed Ordinance to amend Western Shoreline Area Plan of the General Plan.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on October 5, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore

NOES: None

ABSENT: Johnson

DATE: October 5, 2017