



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19949

HEARING DATE: JUNE 22, 2017

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*Case No.:* 2014-001272GPA  
*Project Address:* **Pier 70 Mixed-Use Project**  
*Existing Zoning:* M-2 (Heavy Industrial) Zoning District  
P (Public) District  
40-X and 65-X Height and Bulk Districts  
*Block/Lot:* 4052/001, 4110/001 and 008A, 4111/004, 4120/002,  
*Project Sponsor:* Port of San Francisco and Forest City Development California, Inc.  
*Staff Contact:* Richard Sucre – (415) 575-9108; [richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

**RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE GENERAL PLAN, PURSUANT TO PLANNING CODE 340, INCLUDING AMENDMENTS TO THE URBAN DESIGN ELEMENT MAP 4 (HEIGHT MAP) AND MAP 5 (BULK MAP) AND THE LAND USE INDEX OF THE GENERAL PLAN, TO ADD REFERENCES TO THE PIER 70 SPECIAL USE DISTRICT.**

1. **WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan.
2. **WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.
3. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
4. **WHEREAS**, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents.
5. **WHEREAS**, Port of San Francisco and Forest City Developers ("Project Sponsor") has filed an application requesting amendments to the General Plan, Planning Code, and Zoning Maps to facilitate the construction of a mixed-use commercial, residential, retail/arts/light manufacturing, and cultural development project known as the Pier 70 Mixed-Use Project ("Project"); and
6. **WHEREAS**, the Project is located on approximately 35 acres of land under single ownership (Assessor's Block 4052 Lot 001, Block 4110 Lots 001 and 008A, Block 4111 Lot 004, Block 4120 Lot 002), and includes a portion of the Union Iron Works Historic District; and

7. **WHEREAS**, the Project responds to the waterfront location by proposing increased housing and employment on the Project site. The Project would include between 1,645 to 3,025 residential units, a maximum of 1,102,250 to 2,262,350 gross square feet (gsf) of commercial-office use, and a maximum of 494,100 to 518,700 gsf of retail-light industrial-arts use, as well as construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements; and
8. **WHEREAS**, the Project proposes neighborhood-serving amenities, such as new ground floor retail, waterfront access, and infrastructure improvements; proposes new publicly accessible open space; and would incorporate sustainability features into the Project; and
9. **WHEREAS** the current zoning does not accommodate the site-specific goals of the Project, specifically achieving heights and density that are encouraged for a site of this size, in close proximity to major transit, that is amenable to a unified plan of development. The Project sponsor proposes to address this through adoption of specified development controls for the Project site set out in the Pier 70 Special Use District (Pier 70 SUD), along with a companion Design for Development Document associated with the Project; and
10. **WHEREAS**, The proposed Ordinance is intended to resolve the aforementioned issues by amending the Maps of the Urban Design Element and the General Plan Land Use Index, to add references to the Pier 70 SUD; and
11. **WHEREAS**, A Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney has approved the Proposed Ordinance as to form.
12. **WHEREAS**, this General Plan Amendment Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)).
13. **WHEREAS**, the 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 Planning Department staff and other interested parties; and
14. **WHEREAS**, all pertinent documents may be found in the files of the Planning Department Commission Secretary as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate an amendment to the General Plan of the City and County of San Francisco, in order to implement the proposed Projects.

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Planning Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft Ordinance, approved as to form by the City Attorney, attached hereto as Exhibit A.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on June 22, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Hillis, Koppel and Melgar

NOES: None

ABSENT: Johnson, Moore and Richards

ADOPTED: June 22, 2017