



SAN FRANCISCO PLANNING DEPARTMENT

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BY AK

August 7, 2018

Ms. Angela Calvillo, Clerk
Supervisor Malia Cohen
Board of Supervisors
City and County of San Francisco
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**Re: Revised Transmittal Packet of Planning Department Case Number:
2014-002541 ENV/GPA/PCA/MAP/CWP/SHD
India Basin Mixed-Use Project
BOS File No: 180680
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Cohen,

On July 26, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances for the India Basin Mixed-Use Project.

Through a public-private partnership between the San Francisco Recreation and Park Department ("RPD") and the privately owned real estate development company BUILD (aka India Basin Investments, LLC), the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The mixed-use urban village on the property at 700 Innes Avenue (including the India Basin Open Space) would include a residentially-oriented project with approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces, 14 acres of improved and new open space, with new streets and pedestrian pathways throughout. The actions taken at the July 26, 2018 Planning Commission hearing include the following:

1. **General Plan Amendments:** Initiate by the Planning Commission on June 21, 2018, the General Plan Amendments would (1) the Bayview Hunters Point Area Plan by removing Policy 1.6 and Figure 6, which currently designate the subject site for light-industrial use and amending Figure 3 "Land Use Map"; (2) the Urban Design Element by amending Map 4, "Urban Design Guidelines for Height of Buildings"; (3) the Commerce and Industry Element by amending Map 1 "Generalized Commercial and Industrial Land Use Plan"; and (4) the Recreation And Open Space Element by amending Policy 2.4.
2. **Planning Code Text and Map Amendments:** Introduced by the Board of Supervisors on July 24, 2018, the Planning Code Text Amendments would add Section 249.84 to establish the India Basin Special Use District ("SUD"). The Map Amendments would amend Zoning Map (ZN09), Height and Bulk Map (HT09) and Special Use District (SU09) by (1) rezoning portions of the subject area under RPD jurisdiction that are not yet designated with a P (Public) use designation and an OS (Open Space) height and bulk designation to

be designated as such; (2) designate the portion of 700 Innes currently zoned M-1 (Light Industrial) to MUG (Mixed Use General); (3) designate 700 Innes and the India Basin Open Space (IBOS) to be within the India Basin SUD; and (4) rezone 700 Innes from being within a 40-X Height and Bulk District to being within the newly created 20/160-IB Height and Bulk District.

A previous transmittal packet was submitted to the Board of Supervisors on August 2, 2018. This current submittal packet (8/7/18) includes revisions to the Executive Summary and Commission resolutions that were read into the record on the July 26 hearing. Please use material in this packet as part of the official record going forward.

Also, Planning will officially transmit approval actions regarding the General Plan Amendments at a later date. The entitlements for the Mixed-Use Project will also include a Development Agreement between India Basin Investments, LLC and the City and County of San Francisco. The Planning Commission is scheduled to take action on the Development Agreement on August 23, 2018.

The proposed Amendments were analyzed in *the India Basin Mixed Use Project EIR* (the "EIR"). The Commission certified the EIR on July 26, 2018 with Motion No. 20247 and adopted CEQA findings at the same hearing with Motion No. 20248.

At the July 26, 2018 hearing, the Commission voted to recommend approval of the proposed Ordinances including changes provided to the Commission after the initial Ordinances were drafted. Please find attached documents relating to the Commission's action.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc: Brittni Chicuata, Aide to Supervisor Cohen
Andrea Ruiz-Esquide, Deputy City Attorney
Erica Major, Office of the Clerk of the Board
Alisa Somera, Office of Clerk of the Board
John Carroll, Office of the Clerk of the Board
Anne Taupier, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 20251 (Planning Code Text and Map Amendments)

Planning Commission Executive Summary (revised) (July 19, 2018) and Planning Commission Memo (July 26, 2018)

Planning Code Text and Map Amendment Draft Ordinance
Planning Commission Motion No. 20248 (CEQA Findings)
Mitigation Monitoring Reporting Program (MMRP) – Attachment B to Motion No. 20248
India Basin Design Standards and Guidelines (“DSC”)

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