



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: August 7, 2015
Case No.: Case No. 2015.008586GPR
1450 3rd Street –
Mission Bay South Acceptance of Land & Public Infrastructure

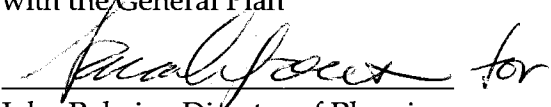
Block/Lot No.: 8711/007

Project Sponsor: FOCIL-MB, LLC

Applicant: Luke Stewart
Mission Bay Development Group, LLC
410 China Basin Street
San Francisco, CA 94158

Staff Contact: Jeremy Shaw – (415) 575-9135
jeremy.shaw@sfgov.org

Recommendation: Finding the project, on balance, is **in conformity**
with the General Plan

Recommended by:  for
John Rahaim, Director of Planning

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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PROJECT DESCRIPTION

The Mission Bay South Redevelopment Plan includes a tentative map of public improvements and several proposed land transfers from the predecessor of the project sponsor FOCIL-MB, LLC to the City of San Francisco. In 1998, the Planning Department found the Redevelopment Plan, including the tentative map and land transfers, consistent with the General Plan (Exhibit G).

As per the Redevelopment Plan, the project sponsor and the Regents of the University of California are now granting several portions of Third Street, 16th Street, Mariposa Street and the northbound I-280 Off Ramp to the City and County of San Francisco for street and roadway purposes; and they are dedicating public infrastructure facilities on those lands to the City. The facilities, including roadways, sidewalks, a park and utilities, are summarized in the letter from the Mission Bay Task Force dated June 23, 2015.

SITE DESCRIPTION AND PRESENT USE

The areas are currently under construction or completed as street roadways, park and sidewalk, including several utility improvements. After the Department of Public Works determines that facilities have been constructed in accordance with plans and specifications, and are ready for their intended use, the developer will dedicate the facilities to the City.

ENVIRONMENTAL REVIEW

The Final Subsequent Environmental Impact Report for Mission Bay was certified as adequate, accurate and objective by the Redevelopment Commission Resolution No. 181-98 on September 17, 1998; by Planning Commission Resolution No. 14696 on September 18, 1998; and by the Board of Supervisors Resolution No. 854-98 on October 18, 1998.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 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.

Existing neighborhood-serving retail uses are neither adjacent nor affected by the acceptance of public right-of-way and facilities. An adjacent development will include at least one neighborhood-serving retail use at ground level.

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

The proposed project will not affect existing housing. The open space can serve future nearby residents and neighborhood activity. Sidewalks and bike lanes can also facilitate connections to and from the diverse uses throughout and adjacent to the Redevelopment Area.

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

The proposed project would not have an 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 project would not increase demand in such a way as to result in commuter traffic impeding MUNI's transit service or overburdening the streets. Transportation planning and implementation are addressed in Mission Bay EIR mitigation measures.

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 residential employment and ownership in these sectors be enhanced.

The proposed project would not displace or affect the existing industrial or service sectors with office development. The public improvements are required by and consistent with the adopted Mission Bay Redevelopment Area Land Use plan.

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

An emergency plan has been adopted for all of Mission Bay, with recommend emergency actions as required.

7. That landmarks and historic buildings be preserved.

The project does not include or affect any landmarks or historic buildings.

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

Vistas and sunlight at nearby parks or open spaces will not be affected by the project.

GENERAL PLAN FINDINGS

RECREATION AND OPEN SPACE ELEMENT

Objective 2 - develop and maintain a diversified and balanced citywide system of high quality public open space.

Discussion: The improvements add new park areas along Mariposa Street.

Objective 4 - provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.

Discussion: The improvements add new park areas along Mariposa Street. The sidewalks and bike lanes enable access to the waterfront and other open spaces in Mission Bay.

URBAN DESIGN ELEMENT

Objective 4 - improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity

Policy 4.8 - Provide convenient access to a variety of recreation opportunities.

Discussion: The proposed streets would increase pedestrian and bicycle safety and access to Mission Bay employment and open space areas.

Policy 4.11 - Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

Discussion: The improvements add new park areas along Mariposa Street.

TRANSPORTATION ELEMENT

Policy 1.2 - Ensure the safety and comfort of pedestrians throughout the city.

Discussion: The sidewalks are at least six feet wide and include street trees and additional street lighting.

Policy 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Discussion: The sidewalks are at least six feet wide and include street trees and additional street lighting.

Policy 23.9

Implement the provisions of the Americans with Disabilities Act and the City's curb ramp program to improve pedestrian access for all people.

Discussion: New curb ramps are provided at all intersections.

**RECOMMENDATION: Finding the Project, on balance, in-conformity
with the General Plan**

Attachments

- 1: Mission Bay Task Force letter dated June 23, 2015
- 2: Map of areas of acceptance

cc: Barbara Moy, Mission Bay Task Force, San Francisco Public Works

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Mission Bay Task Force

June 23, 2015

Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Manager

Street Use and Mapping
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General Plan Referral- Attention: Jon Swae
Department of City Planning
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: General Plan Referral Application for Mission Bay South
Blocks 36-39 & X3, Third Street, I-280 Off Ramp, 16th Street and Mariposa
Street Consistency Determination for Public Infrastructure Improvements-
Assessor's Block/Lots 8711/007, 8724/001, 3943/001,003,007, 3992/003,
8723/002-007, 8727/006-008, 3995/002, 3996/013, 015, 3997/004,
3998/005,009,013,021 and 3999/011

Dear Jon,

The Mission Bay Task Force (MBTF) is providing this letter to provide supplemental information to assist you and the developer in processing and obtaining the General Plan Referral. The Developer is FOCIL-MB, LLC (FOCIL), successor to Catellus represented by Mission Bay Development Group, LLC (MBDG). Please find attached a General Plan Referral Application (2 copies) from Mission Bay Development Group, LLC, and payment in the amount of \$3,629 for the application fee for the subject project as follows:

Payment Method	Amount	Payable to	Document No.
Journal Entry (JE)	\$ 3,629.00	Index Code # 290225, sub-object # 60194	RTSM15000036

In order to process the JE payment, DPW Accounting requires a case number. Please assign a case number and e-mail the case number to Grace Kwak and copy to Teresa Perez (teresa.perez@sfdpw.org).

The project is within the Mission Bay South Redevelopment District as shown on the attached **Exhibit A**. The referral is to allow for the following:

1. **Acceptance of Land:** FOCIL and the Regents of the University of California will be granting a portion of Block 8711 Lot 007 located along the west side of Third Street north of the Third/Sixteenth Street intersection to the City and County of San Francisco for street and roadway purposes as shown on Sheet C1.4 of the Block 25 Improvement Plans (**Exhibit B**). The Board of Supervisors will act to approve the

Grant Deed for the land and authorize the Director of Property to accept the land as dedicated to the City.

2. **Acceptance of Dedication of Public Infrastructure:** After the Department of Public Works (DPW) determines that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use, the Developer is obligated to dedicate the Infrastructure facilities to the City. The dedication will be for the improvements located on portions of Third Street, 16th Street, Mariposa Street and the northbound I-280 Off Ramp. The Board of Supervisors must act to accept the dedication of the Public Facilities. The Infrastructure will be constructed per the Improvement Plans, including but not limited to curb, gutter, sidewalks, street lighting, traffic controls, low pressure, high pressure and reclaimed water, sewer, storm, gas and electric lines and services, joint utility trench, fire hydrant, landscaping and restriping as shown on excerpts of the Improvement Plans attached as follows.
 - a. **Exhibit B-Excerpts of the Block 25 Public Improvement Plans**
 - I. West side of Third Street between Campus Lane and 16th Street: approximately 300 feet in length, two southbound lanes with a left turn lane approaching the Third Street/16th Street intersection, bike lane west of the Muni track, sidewalk on the west side of street with (no parking).
 - II. North side of 16th Street between Third Street and Fourth Street: approximately 400 feet in length, two westbound lanes with a bike lane and a left turn lane approaching the 16th Street/Fourth Street intersection and sidewalk on north side of street (no parking).
 - b. **Exhibit C-Excerpts of the Park P26/Mariposa Street Public Sidewalk Improvement Plans**
 - I. North side of Mariposa Street, west of the Mariposa Street/Fourth Street intersection: approximately 300 feet in length of sidewalk improvements.
 - c. **Exhibit D-Excerpts of the Blocks 36-39 Ph. 2 Public Improvement Plans**
 - I. South side of 16th Street between Third Street and Owens Street: approximately 900 feet in length of public improvements including but not limited to low pressure, high pressure and reclaimed water, sewer, storm, gas and electric lines and services, joint utility trench, fire hydrant and landscaping.
 - d. **Exhibit E-Excerpts of the Blocks 36-39 Deep Utilities Public Improvement Plans**
 - I. South side of 16th Street between Third Street and Owens Street: approximately 900 feet in length of public improvements including but not limited to low pressure and reclaimed water and sewer and storm lines and services.

- II. West side of Third Street between 16th Street and Mariposa Street: approximately 900 feet in length of public improvements including but not limited to low pressure and reclaimed water and sewer and storm lines and services.
 - III. North side of Mariposa Street between Owens Street and Third Street: approximately 900 feet in length of public improvements including but not limited to low pressure, high pressure and reclaimed water, sewer, storm and gas lines and services.
- e. **Exhibit F- Excerpts of the Route 280/Mariposa Street Intersection Improvement Plans**
- I. I-280 off ramp: approximately 300 feet in length, one left turn lane and two right turn lanes approaching the I-280/Mariposa Street intersection.
 - II. North side of Mariposa Street between Pennsylvania Street and the I-280 Off Ramp: approximately 400 feet in length, three westbound lanes , two of which are designated left turn lanes and one through lane approaching the I-280 On Ramp with sidewalk, width varies.
 - III. South side of Mariposa Street between Pennsylvania Street and the I-280 Off Ramp: approximately 400 feet in length, one exclusive right turn lane and one shared right through line approaching the I-280 On Ramp

Background Information:

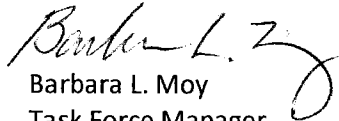
Please refer to the list below for some of the previous significant actions taken by the Board of Supervisors, Department of City Planning (DCP) and/or San Francisco Office of Community Investment and Infrastructure Successor Agency to the San Francisco Redevelopment Agency:

- 1. By Resolution No. 14699 adopted on September 17, 1998, the Planning Commission found that the Mission Bay North and Mission Bay South Redevelopment Plans, dated September 4, 1998, were consistent with the San Francisco General Plan. The projects referenced above were proposed as part of the Mission Bay South Redevelopment Plan.
- 2. The Final Subsequent Environmental Impact Report for Mission Bay (FSEIR) was prepared pursuant to the California Environmental Quality Act and was certified as adequate, accurate and objective by:
 - a. Redevelopment Commission Resolution No. 182-98 on September 17, 1998.
 - b. Planning Commission Resolution No. 14696 on September 17, 1998.
 - c. Board of Supervisors affirmed the Planning Commission's certification by Resolution No. 854-98 on October 19, 1998.
 - d. Subsequent Addenda to the FSEIR have been issued.

3. The Mission Bay Tentative Map and Land Transfers were found to be consistent with the General Plan and Section 101.1 of the Planning Code in Planning Department's letter to Mr. Mark A. Primeau dated November 13, 1998. **(Exhibit G)**
4. The Mission Bay South Owner Participation Agreement (OPA) was executed between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation on November 16, 1998. The agreement included an Attachment D which set forth the Infrastructure Plan that defined the subject project horizontal infrastructure. **(Exhibit H)**
5. The Final Land Transfer Map was approved by the Board of Supervisors by Motion No. M99-79 and recorded in Book Z of Maps, at Pages 97-117, Official Records.

I am hopeful that the above list of actions will facilitate your review. Please feel free to contact me with any questions and for further assistance. Thank you for your time and early attention.

Best Regards,


Barbara L. Moy
Task Force Manager

Attachments:

1. Exhibit A – Location Map
2. Exhibit B – Excerpts of the Block 25 Public Improvement Plans
3. Exhibit C – Excerpts of the Park P26/Mariposa Street Public Sidewalk Improvement Plans
4. Exhibit D – Excerpts of the Blocks 36-39 Ph. 2 Public Improvement Plans
5. Exhibit E – Excerpts of the Blocks 36-39 Deep Utilities Public Improvement Plans
6. Exhibit F - Excerpts of the Route 280/Mariposa Street Intersection Improvement Plans
7. Exhibit G – DCP General Plan Consistency for Land Transfers
8. Exhibit H – Owner Participation Agreement, Attachment D, Text descriptions and Cross Sections of Improvements (excerpts-South Infrastructure Plan)
9. Application for General Plan Referral (by MBDG)

cc: Mohammed Nuru, Director of Public Works
John Malamut, Deputy City Attorney
Stephen Shotland, DCP (w/attachment)
Karen Zhu, DCP
Teresa Perez, Infrastructure Task Force (w/attachment)
MBTF File (w/attachment)

LOCATION MAP

Mission Bay Blocks 36-39 & X3; Block 25; I-280 Off Ramp; Park P26 Sidewalk Improvements

EXHIBIT A

