

File No. 180816 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 17, 2018

Board of Supervisors Meeting Date _____

Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input type="checkbox"/> | <input type="checkbox"/> | <u>PLN Motion No. 20247 072618</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>PLN Reso No. 20250 070618</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>PLN Reso No. 20261 082318</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>BOS File No. 180681</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>PLN Reso No. 20215 062118</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>PLN Ltr 082418</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice 091718</u> |
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Completed by: Erica Major Date September 14, 2018
Completed by: Erica Major Date _____

1 [General Plan - India Basin Mixed-Use Project]

2
3 **Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan,**
4 **and the Urban Design, Commerce and Industry, and Recreation and Open Space**
5 **Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the**
6 **California Environmental Quality Act; and making findings under Planning Code,**
7 **Section 340, and findings of consistency with the General Plan, and the eight priority**
8 **policies of Planning Code, Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in single-underline italics Times New Roman font.
11 **Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Environmental and Planning Code Findings.

18 (a) California Environmental Quality Act.

19 (1) At its hearing on July 26, 2018, and prior to recommending the proposed
20 General Plan Amendments for approval, by Motion No. 20247, the Planning Commission
21 certified a Final Environmental Impact Report (FEIR) for the India Basin Mixed-Use District
22 Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California
23 Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg.
24 Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is
25 on file with the Clerk of the Board of Supervisors in File No. 180816, and is incorporated
herein by reference. In accordance with the actions contemplated herein, this Board has

1 reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's
2 certification of the FEIR, and finds that the actions contemplated herein are within the scope
3 of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on July 26, 2018, by Motion No.
5 20248, the Planning Commission also adopted findings under CEQA, including a statement of
6 overriding consideration, and a Mitigation Monitoring and Reporting Program (MMRP). A copy
7 of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File No.
8 180681, and is incorporated herein by reference. The Board hereby adopts and incorporates
9 by reference as though fully set forth herein the Planning Commission's CEQA approval
10 findings, including the statement of overriding considerations. The Board also adopts and
11 incorporates by reference as though fully set forth herein the Project's MMRP, dated July
12 2018, and on file with the Clerk of the Board in File No. 180681.

13 (b) Planning Code Findings.

14 (1) Under San Francisco Charter Section 4.105 and Planning Code Section
15 340, any amendments to the General Plan shall first be considered by the Planning
16 Commission and thereafter recommended for approval or rejection by the Board of
17 Supervisors. On June 21, 2018, by Resolution No. 20215, the Commission conducted a duly
18 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section
19 340, and found that the public necessity, convenience and general welfare required the
20 proposed General Plan Amendments, adopted General Plan Amendments, and
21 recommended them for approval to the Board of Supervisors. A copy of the Planning
22 Commission Resolution No. 20215, is on file with the Clerk of the Board of Supervisors in File.
23 No. 180816, and incorporated by reference herein.

24 (2) On August 23, 2018, the Planning Commission, in Resolution No. 20261,
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. 180816, and is incorporated herein by reference.
4

5 Section 2. The General Plan is hereby amended by revising the Bayview Hunters
6 Point Area Plan, as follows:

7 Figure 3, "Land Use Map," revise by changing the land use designation from "Light
8 Industrial" to "Mixed Use" for the India Basin site.

9 Delete Policy 1.6:

10 *POLICY 1.6*

11 *Encourage development of a healthy mix of residential, retail, open space, and small trade*
12 *shops along Innes Avenue to buffer the India Basin industrial area from the Hunters Point residential*
13 *community.*

14 *The stretch of Innes Avenue leading up to the northern point of entry of the Hunters Point*
15 *Shipyards serves as a buffer between the heavy industrial uses in India Basin and the residential uses on*
16 *Hunters Point Hill. This area is undergoing modest private revitalization with a potential interesting*
17 *mix of uses taking place. The base of the area, at the corner of Hawes and Innes Avenues, is the site for*
18 *Our Lady of the Lourdes, the oldest Catholic church in the district. Several single-family homes are*
19 *also located in the vicinity. Innes Avenue leading up to the shipyard was changed from CM to NC-2 on*
20 *the northern side of the street as a result of rezoning actions taken after the 1995 update of this Plan.*
21 *Additionally, an RH-1 district on the southern side of Innes Avenue was rezoned to RH-1(S), which*
22 *accommodates the development of one accessory dwelling unit per lot. Directly north of Innes Avenue,*
23 *an industrial park is proposed. If developed, it would be bordered by open space lands acquired by the*
24 *Recreation and Park Department that will provide direct public access to the India Basin shoreline.*
25

1 ~~This healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial~~
2 ~~uses with natural-oriented open space areas should continue to be encouraged.~~

3 Delete Figure 6, "Innes Avenue Buffer Zone."

4
5 Section 3. The General Plan is hereby amended by revising the Urban Design
6 Element, as follows:

7 Map 4 – Urban Design Guidelines for Height of Buildings, add new shading on India
8 Basin site and add new height range to legend that indicates 30-160 feet.

9
10 Section 4. The General Plan is hereby amended by revising the Commerce and
11 Industry Element, as follows:

12 Map 1 – Generalized Commercial and Industrial Land Use Plan, remove Light Industry
13 designation from India Basin site.

14
15 Section 5. The General Plan is hereby amended by revising the Recreation and Open
16 Space Element, as follows:

17 POLICY 2.4

18 Support the development of signature public open spaces along the shoreline.

19 * * * *

20 Southeastern Waterfront

21 The recent development of Mission Bay, the passage of the Eastern Neighborhoods
22 plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area
23 Plans), ~~the India Basin Shoreline Plan~~ and the proposed Candlestick Point and Hunters Point
24 Shipyard developments will bring growth, which will require increased access and open
25 spaces throughout the Southeast. Most of these plans are accompanied by specific open

1 space strategies for parkland along the waterfront, where active water-oriented uses such as
2 shoreline fishing, swimming, and boating should be promoted.

3 * * * *

4
5 Section 6. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.

9
10 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.

16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By: 
20 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

21 n:\land\as2018\1600540\01282787.docx

LEGISLATIVE DIGEST

[General Plan - India Basin Mixed-Use Project]

Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the California Environmental Quality Act; and making findings under Planning Code, Section 340, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

There are currently no references to the India Basin Mixed-Use Project in the General Plan.

Amendments to Current Law

The proposed legislation would amend the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project.

Background Information

The India Basin Mixed Use Project is located generally along the India Basin shoreline, in the South-East part of San Francisco. The Project involves construction of infrastructure, public open space and other public facilities, new building construction, and rehabilitation of historic resources, resulting in a mix of market-rate and affordable residential uses, office space, commercial uses, research and development uses, and shoreline improvements.

The Planning Commission certified and approved a final environmental impact report on the Project under the California Environmental Quality Act (CEQA), adopted findings under the CEQA, including a Mitigation Monitoring and Reporting Plan (MMRP), and recommended the approval this General Plan Amendment to the Board of Supervisors.

By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the Planning Code to create the India Basin Special Use District, and approval of a Development Agreement.

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20247

HEARING DATE: July 26, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2014-002541ENV
Project Address: India Basin Mixed-Use Project (700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park)
Zoning: M-1 (Light Industrial), M-2 (Heavy Industrial), NC-2 (Small-Scale Neighborhood Commercial), and P (Public) Districts
40-X and OS (Open Space) Height and Bulk Districts
Block/Lot: Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622, 4629A, 4630, 4631, 4644, 4645, and 4646
Project Sponsor: Courtney Pash, BUILD
(415) 551-7626 or courtney@bldsf.com
Nicole Avril, San Francisco Recreation and Park Department
(415) 305-8438 or nicole.avril@sfgov.org
Staff Contact: Michael Li, San Francisco Planning Department
(415) 575-9107 or michael.j.li@sfgov.org

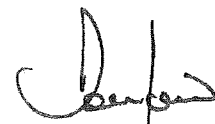
ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AT 700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK, THE AREA GENERALLY BOUNDED BY INNES AVENUE ON THE WEST, HUNTERS POINT BLVD. ON THE NORTH, THE SAN FRANCISCO BAY ON THE EAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTH (LARGELY EXCLUDING PARCELS WITH STRUCTURES) TOTALING ABOUT 38.24 ACRES. THE BUILD PORTION OF THE INDIA BASIN MIXED-USE PROJECT WOULD INCLUDE THE DEVELOPMENT OF ABOUT 29.26 UNDEVELOPED ACRES (PARCELS AND DESIGNATED RIGHTS-OF-WAY) THAT WOULD RESULT IN APPROXIMATELY 1,575 RESIDENTIAL UNITS, 209,000 GSF OF NONRESIDENTIAL USE, UP TO 1,800 PARKING SPACES, 1,575 BICYCLE PARKING SPACES, 15.5 ACRES OF NEW AND IMPROVED PUBLICLY ACCESSIBLE OPEN SPACE, NEW STREETS AND OTHER PUBLIC REALM IMPROVEMENTS. THE RECREATION AND PARKS DEPARTMENT COMPONENT OF THE PROJECT CONSISTS OF MAKING IMPROVEMENTS TO THE 900 INNES, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK PROPERTIES. THESE IMPROVEMENTS WOULD INCLUDE ENHANCING EXISTING AND DEVELOPING NEW OPEN SPACE AND RECREATION FACILITIES TOTALING ABOUT 8.98 ACRES. THE SUBJECT SITES ARE CURRENTLY WITHIN THE M-1 (LIGHT INDUSTRIAL), M-2 (HEAVY INDUSTRIAL), NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL), AND P (PUBLIC) USE DISTRICTS AND 40-X AND OS (OPEN SPACE) HEIGHT AND BULK DISTRICTS.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report (hereinafter "FEIR") identified as Case No. 2014-002541ENV, the "India Basin Mixed-Use Project" at 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park (hereinafter "the Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on June 1, 2016.
 - B. The Department published the Draft EIR (hereinafter "DEIR") on September 13, 2017, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on September 13, 2017.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by the project sponsor on September 13, 2017.
 - D. Copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse, on September 13, 2017.
 - E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 13, 2017.
2. The Commission held a duly advertised public hearing on said DEIR on October 19, 2017, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on October 30, 2017.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in Responses to Comments (hereinafter "RTC") document published on July 11, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. An FEIR has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the RTC document, all as required by law.

5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On July 26, 2018, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred alternative is the Revised Project analyzed in the DEIR and the RTC document.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2014-002541ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the RTC document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
 - A. Will have significant unavoidable project-level environmental effects on cultural resources, noise, air quality, and wind; and
 - B. Will have significant cumulative environmental effects on cultural resources, transportation and circulation, noise, and air quality.
10. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 26, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards
NOES: None
ABSENT: Hillis, Moore
ADOPTED: July 26, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20250

HEARING DATE: JULY 26, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2014-002541GPA
Project Address: India Basin Mixed Use Project
Existing Zoning: M-1 (Light Industrial)
M-2 (Heavy Industrial)
NC-2 (Small Scale Neighborhood Commercial)
P (Public)
40-X and OS (Open Space) Height and Bulk Districts
Proposed Zoning: NC-2, MUG, P
India Basin Special Use District (SUD)
20/160-IB, OS
Block/Lot: Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622,
4629A, 4630, 4631, 4644, 4645, and 4646
Project Sponsor: Recreation and Park Department and India Basin Associates, LLC.
Staff Contact: Mathew Snyder – (415) 575-6891
Mathew.Snyder@sfgov.org

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE URBAN DESIGN ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT AND THE RECREATION AND OPEN SPACE ELEMENT AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, Pursuant to Planning Code Section 340(C), the Planning Commission ("Commission") initiated a General Plan Amendment for the India Basin Mixed-Use Project, per Planning Commission Resolution No. 20215, on June 21, 2018.

WHEREAS, The General Plan Amendments would enable the India Basin Mixed-Use Project ("Project"). BUILD, the owners of roughly 17 acres at 700 Innes Avenue, and the San Francisco Recreation and Park Department ("RPD") jointly submitted an application to the San Francisco Planning Department ("Department") for Environmental Review to analyze the India Basin Mixed-Use Project ("Project"). The India Basin Mixed-Use Project ("Project") comprises a project site of approximately 38.24-acres along the India Basin shoreline of San Francisco Bay ("Bay"). The combined Project site encompasses publicly and privately owned dry land parcels, including existing unaccepted rights-of-way

("ROW") (including some ROW owned by the Port of San Francisco ("Port"). The Project is a mixed-use development containing an integrated network of new public parks, wetland habitat, and a mixed-use urban village. As envisioned, the Project would include a significant amount of public open space, shoreline improvements, market-rate and affordable residential uses, commercial use, parking, environmental cleanup and infrastructure development and street improvements.

WHEREAS, The Project includes an RPD component and a BUILD component, as described below.

WHEREAS, RPD would redevelop approximately 8.98 acres of publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space (collectively, the "RPD Project"). The RPD development area comprises the existing 5.6-acre India Basin Shoreline Park, the 1.8-acre 900 Innes/Historic Boatyard site ("900 Innes"), and 1.58 acres of unimproved ROW. This new shoreline park network would provide space for active and passive recreation, picnicking, and water access; extend the Blue Greenway (a portion of the San Francisco Bay Trail ("Bay Trail")); rehabilitate and celebrate the historic India Basin Scow Schooner Boatyard; and provide pedestrian and bicycle connections to and along the shoreline, fronting the Bay. The RPD development represents approximately 23.5 percent of the Project area (RPD developed properties are collectively referred to as the "RPD Properties").

WHEREAS, BUILD would redevelop approximately 29.26 acres of privately and publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space and a mixed-use urban village, including approximately 1,575 units, 209,000 of commercial use, 1,800 off street parking space, and 1,575 bicycle parking spaces (collectively, the "BUILD Project"). The BUILD development area comprises 17.12 acres of privately owned parcels (collectively, "700 Innes"), the existing 6.2-acre of RPD property located along the shoreline (the "India Basin Open Space"), and 5.94 acres of partially unimproved and unaccepted ROW. Approximately 11 acres of the BUILD development area would be developed in three phases into privately owned buildings as part of a mixed-use urban village. The remainder of the BUILD development, approximately 18 acres, would be developed into a mix of improved ROW, significant new public parkland and open space, new public plazas, new private gardens and open space, and restored and enhanced wetland habitat. Buildings on the BUILD site are proposed to range from 20 feet to 160 feet in height that would step with the site's terrain down to the water.

WHEREAS, approvals required for the entire Project include CEQA certification, adoption of CEQA findings, and Planning Code Zoning Map amendments. The BUILD Project also requires approval of (1) General Plan Amendments, (2) Planning Code Text Amendments creating the India Basin Special Use District ("SUD"), (3) a Development Agreement ("DA") between BUILD and the City and County of San Francisco, (4) Design Standards and Guidelines ("DSCG") document; and (5) adoption of Shadow findings under Planning Code section 295.

WHEREAS, a majority of the BUILD Project Site is referenced in the General Plan as being designated for industrial use with a height limit of 40-feet. As such, the Project could not be constructed under the current provisions of the General Plan.

WHEREAS, the subject General Plan Amendments would (1) remove Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan, which currently identifies the subject site for

industrial use; (2) amend Urban Design Element Map 4 by establishing maximum heights consistent with the proposal; (3) amend Commerce and Industry Element Map 3 by removing the land use industrial designation; and (4) and amend the Recreation and Open Space Element Policy 2.4 by removing the reference to the India Basin Shoreline Plan, which was previously proposed but not adopted.

WHEREAS, on July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin Mixed-Use Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20247.

WHEREAS, on July 26, 2018, the Commission by Motion No. 20248 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed General Plan Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the General Plan by (1) removing Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan; (2) amending Urban Design Element Map 4; (3) amending Commerce and Industry Element Map 3; and (4) and amending the Recreation and Open Space Element Policy 2.4.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the General Plan Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The General Plan Amendments would help implement the India Basin Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, commercial space, parks and open space, and other related uses.
2. The General Plan Amendments would help implement the India Basin Project, which in turn, would provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.
3. The General Plan Amendments would help implement the India Basin Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with new infrastructure. The new neighborhood would improve the site's connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the southeast Waterfront.
4. The General Plan Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The General Plan Amendments

would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.

5. The General Plan Amendments would enable construction of new housing, including new on-site affordable housing, a wide mix of Bayfront waterfront recreational opportunities and other related uses, including commercial uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the General Plan, and the Project and its approvals associated therein, all as more particularly described in Exhibit E to the Development Agreement on file with the Planning Department in Case No. 2014-002541DVA are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as follows. These General Plan Findings are for the entirety of the Project and contemplate approval actions that, in addition to the General Plan Amendments, include but are not limited to Planning Code Text and Zoning Map Amendments, DA approval, DSG approval, adoption of Shadow findings under Planning Code Section 295, land acquisitions and conveyances as necessary to implement the public trust exchange contemplated in the DA, and actions by the Board of Supervisors and applicable City agencies approving the vacation of portions of Griffith Street, Hudson Avenue, Earl Street and Arelious Walker Avenue within the Project Site as contemplated by the DA; and

AND BE IT FURTHER RESOLVED, That in regard to any other later approvals that are consistent with and further the Project, this Commission and the Department, to the maximum extent practicable, shall rely on these General Plan consistency findings.

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project is a mixed-use development with up to 1,575 dwelling units at full project build-out, which provides a wide range of housing options. As detailed in the Development Agreement, the Project exceeds the inclusionary affordable housing requirements of the Planning Code, by reaching a 25% affordability level. .

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

POLICY 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

POLICY 11.2

Ensure implementation of accepted design standards in project approvals.

The Project, as described in the Development Agreement and the Design Standards and Guidelines (DSG), includes a program of substantial community benefits designed to revitalize an underutilized industrial site and complement the surrounding neighborhood, with a mix of housing, commercial and open space uses.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

POLICY 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Project appropriately balances housing with new and improved infrastructure and related public benefits.

The project will contribute to enhancing transit where currently little exist. The Project includes incentives for the use of transit, walking and bicycling through its TDM program. In addition, the Project's streetscape design would enhance bicycle and pedestrian access and connectivity through the site. The Project would contribute to enabling enhanced transit immediately adjacent to the site, and would provide shuttle service through the TDM Program, as set forth in the Transportation Plan. Therefore, new residential and commercial buildings constructed as part of the Project would be able to rely on transit use, bicycling and other environmentally sustainable patterns of movement.

Along with the housing, the BUILD Project would also provide and maintain approximately fourteen new and improved acres of open space for a variety of activities, including the Big Green, a Public Market, Town Triangle, a Transit Plaza, among many other recreational opportunities. In total, the Project would create and improve up to 14 acres of new and improved Shoreline open space.

The Project includes substantial contributions related to quality of life elements such as open space, affordable housing, transportation improvements, childcare, and potential schools, arts and cultural facilities and activities, and workforce development.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The Project is intended to provide a distinct mixed-use development with residential, commercial, cultural, and open space uses. The Project would leverage the Project site's location on the Bayview Waterfront by building a dense mixed-use development that allows people to work and live close to transit. The Project's buildings would be developed in a manner that reflects the Project's unique location on an underutilized Bayfront property. The Project would incorporate varying heights, massing and scale, maintaining a strong streetwall along streets, and focused attention around public open spaces. The Project would create substantial new on-site open space, and sufficient density to support and activate the new active ground floor uses and open space in the Project.

The Project would also construct high-quality housing with sufficient density to contribute to 18-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces that could accommodate a variety of events and programs.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.
The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project will provide expanded employment opportunities for City residents at all employment levels, both during and after construction. The Development Agreement, as part of the extensive community benefit programs, includes focused workforce first source hiring —both construction and end-user — as well as a local business enterprise component.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

POLICY 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

POLICY 2.5

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

The Project is located on underutilized land, and would contribute to the creation of new local transportation services. The Project is located on Innes Avenue, for which new transit service is planned in conjunction with development of the Hunters Point Shipyard, which in addition to providing improved transit on existing SF Muni lines, would also introduce a new bus line with direct service to Downtown. The Project would contribute to the transit service by providing a transit plaza at the intersection of Innes Avenue and Arelious Walker Drive, new intersection signals and pedestrian crosswalks at intersections, left turn pockets, and Innes Avenue streetscape improvements, as well as new bus stops, and contributing to potentially reconfiguring Innes for optimal bus service. Shuttle service would be offered until such transit service is available for those living, working, and visiting the Project. The Project includes a detailed TDM program, including various performance measures, physical improvements and monitoring and enforcement measures designed to create incentives for transit and other alternative to the single occupancy vehicle for both residential and commercial buildings. In addition, the Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling. The Project features a cycle track that would be a key bicycle linkage to the Bayview's waterfront from the rest of the City.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1

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

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

The Project establish a new street network on the project site, and would provide pedestrian improvements and streetscape enhancement measures as described in the Design Standards and

Guidelines document and reflected in the MMRP and Transportation Plan in the Development Agreement. The Project would establish "New Hudson" Street that would run parallel to Innes providing both local access along with a robust bike facility. The construction of Griffith, Arelious Walker, and an internal loop road would also add to the sites connectivity between Innes, the Big Green and the shoreline. Each of the new streets would have sidewalks and streetscape improvements as is consistent with the Better Streets Plan.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.1

Recognize and protect major views in the city, with particular attention to those of open space and water.
As explained in the DSG, the Project uses a mix of scales with this basic massing further articulated through shaping the buildings to create views and variety on the project site, as well as pedestrian-friendly, engaging spaces on the ground. The Project maintains open view corridors to the waterfront.

POLICY 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project would establish a street grid on the on the project site where one does not exist, and would construct new buildings, which would generally range in height from 20 and 80 feet with two buildings reaching 160 feet. The sites for the two 160-foot buildings have been carefully selected; they are at the higher elevations enabling the overall urban form to step toward the water; and on portions of the site on bedrock, enabling higher concentrations of development and enabling other portions of the site to be kept free and clear of development.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

The Project would include reserving a large portion of the site for open space. The new open space, "The Big Green" would be designed in conjunction with the proposed rehabilitation of India Basin Shoreline Open Space, which together the India Basin Shoreline Park and 900 Innes would contribute to a series of linked Bayfront open spaces. The open space network, particularly the Big Green and the India Basin Shoreline Open Space would have robust ecological components and enable visitors to experience different aspects of the natural waterfront. The property at 900 Innes would be rezoned for P(Public) from M-1(Light Industrial) assuring that this shoreline asset can be reserved for public enjoyment along the waterfront.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

POLICY 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

POLICY 1.3

Preserve existing open spaces by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quality of open space.

The Project would result in a net gain in acreage of open space along with the improvement of the existing India Basin Shoreline Park and India Basin Open Space, and the creation of the new Big Green. While new green infrastructure is being planned as an integrated element of the Big Green, and two outflows are proposed to cross below the India Basin Open Space, the net result of the Project would be to greatly improve both the quality and access to this shoreline asset. As a result, there would not be a net degradation of the quality of the India Basin Open Space but instead the open space would be enhanced, thereby meeting this Policy 1.3.

POLICY 1.7

Support public art as an essential component of open space design.

The DSG envisions the Big Green as an ideal place for public art, and provides guidelines on its placement and curation.

POLICY 1.12

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

The Project would revitalize the 900 Innes property, and would preserve and rehabilitate important historic resources, including the historic Shipwright's Cottage, which would be retained and restored in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property. New construction at 900 Innes would be designed to be compatible, yet differentiated, with the existing historic context.

OBJECTIVE 3

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

POLICY 3.1

Creatively develop existing publicly-owned right-of-ways and streets into open space.

The Project provides approximately 23 acres of new and improved public open space and opens up new connections to the shoreline in the Bayview Hunters Point neighborhood through

improvements to the India Basin Shoreline Park and India Basin Open Space, and the introduction of new open space at 900 Innes Avenue and with the Big Green, to provide connections to the Blue Greenway/Bay Trail, Class 1 bikeway and pedestrian and bicycle access to the shoreline. The Project would encourage non-automobile transportation to and from open spaces, and would ensure physical accessibility these open spaces to the extent feasible.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 3

MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINE AREAS.

POLICY 3.2

Promote the use and development of shoreline areas consist with the General Plan and the best interest of San Francisco.

POLICY 3.4

Encourage and assist privately operated programs to conserve the resources of the Bay, Ocean, and Shoreline.

OBJECTIVE 7

ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO AND USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.

POLICY 7.1

Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element.

The Project would add more than seven acres of new shoreline open space through improvements to 900 Innes and the proposed Big Green, and would furthermore improve and rehabilitate existing public open space at India Basin Shoreline Park and India Basin Open Space, thus creating new connections to the shoreline in the Bayview Hunters Point neighborhood.

The Project's design is specifically suited for the shoreline location with a strong emphasis of adding to, rehabilitating, and improving shoreline habitat. The India Basin Open Space's design anticipates and strategizes for sea level rise and needed habit adaptation while enhancing the public's opportunity to experience and enjoy the different aspects of this special open space resource. The Project also includes future funding for additional future sea level rise improvements on the BUILD property as described in the Development Agreement and Financing Plan.

The design for 900 Innes proposes to celebrate the site's maritime past with rehabilitating the shipwright's cottage and integrating other ship building aspects into the park's design.

OBJECTIVE 13

ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Policy 13.1

Improve the energy efficiency of existing homes and apartment buildings.

The DSG includes goals and guidelines that direct development to reduce energy use consistent with or above local and State requirements.

BAYVIEW HUNTERS POINT AREA PLAN

Transportation

OBJECTIVE 4

DEVELOP AND MAINTAIN A SYSTEM FOR THE EASY MOVEMENT OF PEOPLE AND GOODS, TAKING INTO ACCOUNT ANTICIPATED NEEDS OF BOTH LOCAL AND THROUGH TRAFFIC.

Policy 4.2

Develop the necessary improvements in public transit to move people efficiently and comfortably between different neighborhoods of Bayview Hunters Point, to and from Candlestick Park Point, and to and from Downtown and other parts of the region.

POLICY 4.5

Create a comprehensive system for pedestrian and bicycle circulation.

The India Basin Mixed-Use Project includes a robust integrated transportation plan that among other aspects, would contribute to changing the nature of the immediate area to one that accommodates and encourages use of traveling by bike and by foot. The Project would include providing key missing regional linkages to the Bay Trail and the Blue Greenway, and would provide a robust bike facility on New Hudson, enabling bikes routes to be taken off of Innes.

Land Use

OBJECTIVE 6

ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

The Subject Project would provide up to 1,575 units, including on-site affordable housing on an underutilized site. The Project is planned to maximize housing, while at the same time assuring that the site contributes to providing access to Bayfront open space. Thus, the Project would include enough residential density to create a viable community that supports neighborhood serving retail, community facilities, and transit infrastructure and service.

Urban Design

POLICY 10.1

Better define Bayview's designated open space areas by enabling appropriate, quality development in surrounding areas.

OBJECTIVE 11

IMPROVE DEFINITION OF THE OVERALL URBAN PATTERN OF BAYVIEW HUNTERS POINT.

POLICY 11.2

Increase awareness and use of the pedestrian/bicycle trail system that links subareas in Bayview Hunters Point with the rest of the City

The India Basin Mixed-Use Project includes a site plan from the India Basin Shoreline Park to boundary of the Shipyard that is uniquely designed for this one-of-a-kind location. A significant portion of the site that is privately owned would be dedicated as open space for the public. The open space and new street network would feature robust bicycle and pedestrian facilities providing a key pedestrian and bike linkages to Hunters Point Shipyard. Overall, the Project would create a dense, compact land use plan located in close walking proximity to a multi-modal transit node, residents, employees and visitors are encouraged to choose walking, bicycling and transit over the automobile.

Recreation and Open Space

OBJECTIVE 12

PROVIDE AND MAINTAIN ADEQUATELY LOCATED, WELL DESIGNED, FULLY EQUIPPED RECREATION FACILITIES AND ENCOURAGE THEIR USE.

POLICY 12.3

Renovate and expand Bayview's parks and recreation facilities, as needed.

OBJECTIVE 13

PROVIDE CONTINUOUS PUBLIC OPEN SPACE ALONG THE SHORELINE OF BAYVIEW HUNTERS POINT UNLESS PUBLIC ACCESS CLEARLY CONFLICTS WITH MARITIME USES OR OTHER NON-OPEN SPACE USES REQUIRING A WATERFRONT LOCATION.

POLICY 13.1

Assure that new development adjacent to the shoreline capitalizes on the unique waterfront location by improving visual and physical access to the water in conformance with urban design policies.

POLICY 13.2

Maintain and improve the quality of existing shoreline open space.

POLICY 13.3

Complete the San Francisco Bay Trail around the perimeter of the City which links open space areas along the shoreline and provides for maximum waterfront access.

Energy

POLICY 13.4

Provide new public open spaces along the shoreline -- at Islais Creek, Heron's Head, India Basin, Hunters Point Shipyard, and Candlestick Point/South Basin.

The India Basin Mixed Use Project is focused on the delivery of high-quality open space that would participate in creating a continuous series of Bayfront parks and open spaces in the Bayview. A significant portion of the privately-owned property would be left open for open space, and the Development Agreement would assure that the India Basin Open Space would be rehabilitated and maintained. The Project also envisions the redesign of India Basin Shoreline Park and the addition of a new park land at 900 Innes as part of the RPD component of the Project. Overall, the Project will create an approximately 23-acre network of new and/or improved parkland and open space, pathways, trails, ecological, recreational, neighborhood and cultural areas, including: a new shoreline network which would extend the Blue Greenway/Bay Trail and would provide pedestrian and bicycle connections to and along the shoreline, passive open space, recreation areas, piers, fishing areas, plazas, event areas, tidal marshes, facilities for concessions, drinking fountains, restrooms, passive recreational areas for picnicking, shade structures, bicycle parking, wayfinding signage, and historical and educational displays.

Energy

POLICY 13.4

Provide new public open spaces along the shoreline -- at Islais Creek, Heron's Head, India Basin, Hunters Point Shipyard, and Candlestick Point/South Basin.

A key aspect of the India Basin Mixed-Use Project is its contribution to Bayfront recreation and open space. Between the newly provided open space and the rehabilitation of India Basin Shoreline Park and the India Basin Open Space, the Project would feature a variety of recreational opportunities for its Bayview and Citywide residents, workers and visitors including, but not limited to children's play areas, dog runs, public market, ecological trails, and a variety of other small plazas and publicly accessible terraces. Moreover, the India Basin open spaces are designed to link in with a larger network of Bayfront recreational parks and other opportunities.

Energy

OBJECTIVE 17

SUPPORT COMMUNITY ECONOMIC DEVELOPMENT AND REVITALIZATION THROUGH ENERGY MANAGEMENT AND ALTERNATIVE ENERGY TECHNOLOGIES.

POLICY 17.1

Promote the Bayview as an area for implementing energy conservation and alternative energy supply initiatives.

POLICY 17.2

Strengthen linkages between district energy planning efforts and overall community development goals and objectives.

OBJECTIVE 18

REDUCE THE OUTFLOW OF DOLLARS FROM THE COMMUNITY DUE TO EXPENDITURES ON ENERGY THROUGH THE IMPROVED ENERGY MANAGEMENT OF TRANSPORTATION, HOUSING, COMMERCE AND INDUSTRY, AND COMMUNITY FACILITIES.

The India Basin Mixed-Use Project includes robust green infrastructure including onsite gray water and decentralized wastewater treatment and re-use system, net-zero public realm, comprehensive site-wide storm-water treatment, implementation of an on-site energy microgrid.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the Planning Code Section 101.1, and the Project and its approvals associated therein, all as more particularly described in Exhibit B to the Development Agreement on file with the Planning Department in Case No. 2014-004521DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

- 1) *That existing neighbor-serving retail uses would be preserved and enhanced, and future opportunities for resident employment in and ownership of such businesses enhanced;*

No neighborhood-serving retail uses are present on the Project site. Once constructed, the Project would contain new retail, arts and other commercial uses that would provide opportunities for employment and ownership of retail businesses in the community. These new uses would serve nearby residents and the surrounding community. The Development Agreement includes commitments related to local hiring. The construction of the Project will provide opportunities to generate thousands of annual construction jobs and hundreds of permanent jobs at project completion, encouraging participation by small and local business enterprises through a comprehensive employment and contracting policy.

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

The Project would provide at full build-out up to 1,575 new residential units, including affordable housing, although one existing residential unit would be demolished in order to facilitate the construction of the Project. The Project is designed to revitalize an underutilized Bayfront vacant site and provide a varied land use program that would enhance the surrounding Hunters Point / India Basin neighborhood. The Project provides a new neighborhood complete with residential, office, retail, and potential artisan uses, along with new transit and street infrastructure, and public open space. The Project design provides a desirable, pedestrian-friendly experience with interactive and engaged ground floors. Thus, the Project would preserve and contribute to housing within the surrounding neighborhood and the larger City, and would otherwise preserve and be consistent with the neighborhood's unique context.

- 3) *That the City's supply of affordable housing be preserved and enhanced;*

The Project would enhance the City's supply of affordable housing through its affordable housing commitments in the Development Agreement As detailed in the Development Agreement, the

Project exceeds the inclusionary affordable housing requirements of the Planning Code, by reaching a 25% affordability level.

- 4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The Project would not impede transit service or overburden streets and neighborhood parking. The Project includes a robust transportation program with an on-site Transportation Demand Management (TDM) program, facilities to support a new bus line immediately adjacent to the Site, funding or provision of an interim shuttle service, and funding for new neighborhood-supporting transportation infrastructure, as detailed in the Transportation Plan.

The Project includes a robust bike facility on the proposed "New Hudson", which would enable bike routing to be removed from Innes, which would, in turn, enable Innes to be specifically designed to maximize transit efficiency.

Lastly, the Project contains new public parking spaces for visitors to the new and enhanced parks. This would ensure that sufficient parking capacity is available so that the Project would not overburden neighborhood parking, while still implementing a rigorous TDM Plan to be consistent with the City's "transit first" policy for promoting transit over personal vehicle trips.

- 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;*

While the Project is largely residential, it does include other diverse land uses that include commercial, retail, arts, and potential light industrial uses. The Project also includes a large workforce development program. All of these new uses would provide future opportunities for service-sector employment.

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

The Project would comply with all current structural and seismic requirements under the San Francisco Building Code and the Port of San Francisco.

- 7) *That landmarks and historic buildings be preserved;*

The Project would include the rehabilitation of the Shipwright's Cottage, in compliance with the Secretary of the Interior's Standards for Rehabilitation, and the rehabilitation and relocation of 702 Earl Street. Development of the 900 Innes site would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property

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

The Project would add roughly ten acres (900 Innes, Big Green, Public Market, Town Triangle, other privately owned public open spaces) of new open space and substantially improve another 13 acres thereby enhancing access to the shoreline within the Bayview Hunters Point

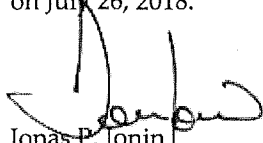
neighborhood, and would provide about 23 acres of new and improved public open space. The site plan includes provisions for site and pedestrian access through the site to the new and improved open spaces and to the shoreline.

While development of the 700 Innes property would result in net new shadow on the India Basin Open Space, India Basin Shoreline and the the proposed 900 Innes open space, the shadow was determined to not have an adverse effect on the use of such open spaces due to the limited duration, time and location of such shadow, as described in Motion 20249.

A draft ordinance, **attached hereto as Exhibit A**, would remove Policy 1.6 and Figure 6 of the Bayview Hunters Point Area Plan, amend Map 4 of the Urban Design Element, amend Map 3 of the Commerce and Industry Element, and amend Policy 2.4 of the Recreation and Open Space Element.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Recommend to the Board of Supervisors to approve the Draft Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 26, 2018.


Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards

NOES: None

ABSENT: Hillis, Moore

ADOPTED: July 26, 2018

[General Plan – India Basin Mixed-Use Project]

Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the California Environmental Quality Act; and making findings under Planning Code Section 340 and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~. **Board amendment additions** are in double-underlined Arial font. **Board amendment deletions** are in ~~Arial font~~. **Asterisks (* * * *)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Planning Code Findings.

(a) California Environmental Quality Act.

(1) At its hearing on _____, and prior to recommending the proposed General Plan Amendments for approval, by Motion No. _____, the Planning Commission certified a Final Environmental Impact Report (FEIR) for the India Basin Mixed-Use District Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference. In accordance with the actions contemplated herein, this Board has

1 reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's
2 certification of the FEIR, and finds that the actions contemplated herein are within the scope
3 of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on _____, by Resolution No.
5 _____, the Planning Commission also adopted findings under CEQA, including a
6 statement of overriding consideration, and a Mitigation Monitoring and Reporting Program
7 (MMRP). A copy of said Motion and MMRP are on file with the Clerk of the Board of
8 Supervisors in File No. _____, and is incorporated herein by reference. The Board
9 hereby adopts and incorporates by reference as though fully set forth herein the Planning
10 Commission's CEQA approval findings, including the statement of overriding considerations.
11 The Board also adopts and incorporates by reference as though fully set forth herein the
12 Project's MMRP, dated _____ and on file with the Clerk of the Board in File No. _____.

13 (b) Planning Code Findings.

14 (1) Under San Francisco Charter Section 4.105 and Planning Code Section
15 340, any amendments to the General Plan shall first be considered by the Planning
16 Commission and thereafter recommended for approval or rejection by the Board of
17 Supervisors. On _____, by Resolution No. _____, the Commission conducted a duly
18 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section
19 340, and found that the public necessity, convenience and general welfare required the
20 proposed General Plan Amendments, adopted General Plan Amendments, and
21 recommended them for approval to the Board of Supervisors. A copy of the Planning
22 Commission Resolution No. _____, is on file with the Clerk of the Board of Supervisors in
23 File. No. _____, and incorporated by reference herein.

24 (2) On _____, the Planning Commission, in Resolution No. _____,
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. _____, and is incorporated herein by reference.
4

5 Section 2. The General Plan is hereby amended by revising the Bayview Hunters
6 Point Area Plan, as follows:

7 Figure 3, "Land Use Map," revise by changing the land use designation from "Light
8 Industrial" to "Mixed Use" for the India Basin site.

9 Delete Policy 1.6:

10 *POLICY 1.6*

11 *Encourage development of a healthy mix of residential, retail, open space, and small trade*
12 *shops along Innes Avenue to buffer the India Basin industrial area from the Hunters Point residential*
13 *community.*

14 *The stretch of Innes Avenue leading up to the northern point of entry of the Hunters Point*
15 *Shipyards serves as a buffer between the heavy industrial uses in India Basin and the residential uses on*
16 *Hunters Point Hill. This area is undergoing modest private revitalization with a potential interesting*
17 *mix of uses taking place. The base of the area, at the corner of Hawes and Innes Avenues, is the site for*
18 *Our Lady of the Lourdes, the oldest Catholic church in the district. Several single family homes are*
19 *also located in the vicinity. Innes Avenue leading up to the shipyard was changed from CM to NC-2 on*
20 *the northern side of the street as a result of rezoning actions taken after the 1995 update of this Plan.*
21 *Additionally, an RH-1 district on the southern side of Innes Avenue was rezoned to RH-1(S), which*
22 *accommodates the development of one accessory dwelling unit per lot. Directly north of Innes Avenue,*
23 *an industrial park is proposed. If developed, it would be bordered by open space lands acquired by the*
24 *Recreation and Park Department that will provide direct public access to the India Basin shoreline.*
25

1 ~~This healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial~~
2 ~~uses with natural-oriented open space areas should continue to be encouraged.~~

3 Delete Figure 6, "Innes Avenue Buffer Zone."

4
5 Section 3. The General Plan is hereby amended by revising the Urban Design
6 Element, as follows:

7 Map 4 – Urban Design Guidelines for Height of Buildings, add new shading on India
8 Basin site and add new height range to legend that indicates 30-160 feet.

9
10 Section 4. The General Plan is hereby amended by revising the Commerce and
11 Industry Element, as follows:

12 Map 1 – Generalized Commercial and Industrial Land Use Plan, remove Light Industry
13 designation from India Basin site.

14
15 Section 5. The General Plan is hereby amended by revising the Recreation and Open
16 Space Element, as follows:

17 POLICY 2.4

18 Support the development of signature public open spaces along the shoreline.

19 * * * *

20 Southeastern Waterfront

21 The recent development of Mission Bay, the passage of the Eastern Neighborhoods
22 plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area
23 Plans), ~~the India Basin Shoreline Plan~~ and the proposed Candlestick Point and Hunters Point
24 Shipyard developments will bring growth, which will require increased access and open
25 spaces throughout the Southeast. Most of these plans are accompanied by specific open

1 space strategies for parkland along the waterfront, where active water-oriented uses such as
2 shoreline fishing, swimming, and boating should be promoted.

3 * * * *

4
5 Section 6. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.

9
10 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.

16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By: 
20 ANDREA RUIZ ESQUIDE
Deputy City Attorney

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RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1807-004

RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION THAT THE NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 700 INNES WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE USE OF INDIA BASIN SHORELINE PARK, THE 900 INNES FUTURE PARK SITE, AND INDIA BASIN OPEN SPACE, AS REQUIRED BY PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE).

WHEREAS, Under Planning Code Section 295, the Planning Commission may not approve a building permit application for a structure with a height of 40 feet or higher if the resulting shadow will have an adverse impact on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant; and

WHEREAS, the Recreation and Park Commission (“Commission”) has jurisdiction over real property located in San Francisco known as India Basin Shoreline Park, 900 Innes, and India Basin Open Space; and

WHEREAS, BUILD Inc., (“Project Sponsor”) proposes to construct a mixed-use urban village consisting of residential, retail, commercial, office, institutional, flex space, and recreational and art uses. The EIR for the project contains two options: 1) a residentially-oriented project with approximately 1,575 dwelling units, 209,106 square feet of commercial space, and 1,800 parking spaces; or (2) a commercially-oriented variant with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. Both BUILD options would include recreation and open space facilities; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight (“TAAS”) for India Basin Shoreline Park is 1,030,667,780 square feet hours (“sfh”), The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.44% of the TAAS for the park. The additional shadow cast by the Project would constitute 0.05% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 0.49%; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight (“TAAS”) for 900 Innes is 329,764,418 square feet hours (“sfh”), The approximated amount of shadow currently cast on 900 Innes by existing buildings is 8.98% of the TAAS for the park. The additional shadow cast by the Project would constitute 4.53% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 13.51%; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight (“TAAS”) for India Basin Open Space is 1,187,539,675 square feet hours (“sfh”), The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.07% of the TAAS for the park. The additional shadow

cast by the Project would constitute 5.23% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 5.30%; and

WHEREAS, the 700 Innes project is subject to environmental review and approval under the California Environmental Quality Act (CEQA), and the Planning Commission will determine the EIR certification on July 26, 2018; and

WHEREAS, the Project will provide the following public benefits to the City: Approximately 400 units of below market rate and inclusive housing, the 5.7 acres Big Green Open Space and improvements to the existing India Basin Open Space natural areas – totaling 12 acres of new and improved park, annual payment of \$1.5 million for a Community Facilities District (“CFD”) to provide enhanced maintenance and public operations, overall community-wide transit, bicycle, and pedestrian network improvements, new green infrastructure onsite, and formation of Facilities (“CFD”) to address long-term Sea Level Rise; and

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Shoreline Park for the following reasons: (1) all of the new shadow cast by the Project would occur during winter in the morning with all shadows gone no later than 9:00am, affecting a maximum area of 2,522 square feet shadowed at a single time, or 8.94% of the park area (8:23am on December 28); (2) all new shadows occur in the morning, and thus the Project would not cast shadows during mid-day and early afternoon hours when usage of the Park is generally higher;

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have significant adverse impact on the use of the potential park site at 900 Innes for the following reasons: (1) the new shadow cast by the Project would occur throughout the year in areas currently not accessible to the public; (2) the proposed park design has incorporated the expected impacts of this neighboring project into its design; and (3) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and would not significantly impact the usage of the future park site;

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Open Space for the following reasons: (1) the proposed park, which will be designed and improved by the Project Sponsor, has incorporated the expected impacts of this project into the park design; and (2) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and does not significantly impact the usage of the Park; now therefore be it

RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of India Basin Shoreline Park, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

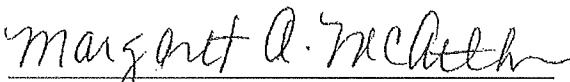
FURTHER RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of the potential park site at 900 Innes, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

FURTHER RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed Project at 700 Innes will not have a significant adverse impact on the use of India Basin Open Space, pursuant to Planning Code Section 295 (the Sunlight Ordinance).

Adopted by the following vote:

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on July 19, 2018.


Margaret A. McArthur, Commission Liaison



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20261

HEARING DATE: AUGUST 23, 2018

Case Nos.: 2014-002541ENV PCA MAP DVA CWP
India Basin Mixed-Use Project and 900 Innes Avenue

Zoning: Existing: NC-2 / M-1 / M-2 / P
40-X Height and Bulk
Proposed: NC-2 / Mixed Use General (MUG)
India Basin Special Use District
20/160 – IB Height and Bulk

Blocks/Lots: 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009,
010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/025,
024; 4596/ 026; 4597/ 026; 4606/ 026, 100; 4621/016, 018, 021, 100, 101;
4630/005, 007, 100; 4645/001, 003A, 004,006, 007, 007A, 010, 010A, 011,
012, 013; 4630/002; 4645/014, 015

Project Sponsor: India Basin Investment, LLC
c/o BUILD
315 Linden Street
San Francisco, CA 94102

Staff Contact: Joshua Switzky – (415) 575-6815
Joshua.Switzky@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND INDIA BASIN INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR A CERTAIN REAL PROPERTY GENERALLY BOUNDED BY INNES AVENUE ON THE SOUTHWEST, THE GRIFFITH STREET RIGHT-OF-WAY ON THE NORTHWEST, THE SAN FRANCISCO BAY ON THE NORTHEAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTHEAST (LARGELY EXCLUDING PARCELS WITH STRUCTURES), ALTOGETHER CONSISTING OF APPROXIMATELY 24 ACRES, FOR A 30-YEAR TERM AND ADOPTING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco.

WHEREAS, the Development Agreement would enable the India Basin Mixed-Use Project ("Project"). The Project proposal includes developing approximately, 1,575 units, 209,000 of commercial

use, 1,800 off street parking space, 1,575 bicycle parking spaces, and 15.5 acres of publicly accessible open space. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements and other green infrastructure.

WHEREAS, the Board will be taking a number of actions in furtherance of the Project, including the adoption of the India Basin Special Use District ("SUD") which refers to an associated Design Standards and Guidelines document ("DSG"), and Zoning Map amendments, which together outline land use controls and design guidance for both horizontal and vertical development and improvements to the site.

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and India Basin Investment LLC (Developer) negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement").

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement. The Development Agreement will eliminate uncertainty in the City's land use planning for the Project site and secure orderly development of the Project site consistent with the DSG.

WHEREAS, the Development Agreement shall be executed by the Director of Planning, and City Attorney subject to prior approval by multiple City Commissions and the Board of Supervisors.

WHEREAS, on July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20247.

WHEREAS, on July 26, 2018, the Commission by Motion No. 20248 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, by Motion No. 20251 the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Planning Code, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on July 26, 2018, by Motion 20250, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1, including all other approval actions associated with the project therein, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on August 23, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Development Agreement.

WHEREAS, the Planning Commission finds that holding this hearing to recommend approval of the Development Agreement to the Board of Supervisors after the hearing where it recommended approval of the Planning Code and Map Amendments furthers the public interest, by giving the public full notice and ample opportunity to consider the Development Agreement.

WHEREAS, as a part of the requirements of the Development Agreement, the Project Sponsor has committed to implementing a Transportation Plan / Transportation Demand Management Plan, that among other commitments, includes a goal of reducing estimated aggregate daily one-way vehicle trips associated with the 700 Innes and India Basin Open Space properties by at 20 percent compared to the aggregate daily one-way vehicle trips identified in the project-related Transportation Impact Study. The Mitigation Monitoring Reporting Program requires that such trips be reduced by at least 15 percent, therefore the new 20 percent target is consistent with this requirement.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby recommends that the Board of Supervisors approve the Development Agreement, in substantially the form attached hereto as Exhibit A.

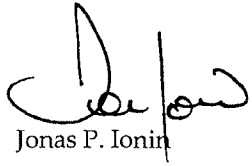
AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Planning Commission and the Planning Director have been substantially satisfied in light of the regular meetings held for the last two and a half years, the multiple public informational hearings provided by the Planning Department staff at the Planning Commission, the information contained in the Director's Report regarding the India Basin Development Agreement negotiations, and the mailed and published notice issued for the Development Agreement.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from the Port Commission, San Francisco Municipal Transportation Agency (SFMTA) Board of Directors, the San Francisco Public Utilities Commission (SFPUC), the Recreation and Park Commission (RPD) and/or the Board, provided that such changes taken as a whole do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on Thursday, August 23, 2018.

Resolution No. 20261
August 23, 2018

CASE NO. 2014-002541DVA
India Basin Mixed-Use Project



Jonas P. Ionin
Commission Secretary

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

NAYS: None

ABSENT: Johnson

ADOPTED: August 23, 2018

1 [Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue
2 at Griffith Street]

3 **Ordinance approving a Development Agreement between the City and County of San**
4 **Francisco and India Basin Investment LLC, a California limited liability company, for**
5 **the India Basin Project at the approximately 28-acre site located at Innes Avenue**
6 **between Griffith Street and Earl Street, with various public benefits, including 25%**
7 **affordable housing and 11 acres of parks and open space; making findings under the**
8 **California Environmental Quality Act and findings of conformity with the General Plan,**
9 **and with the eight priority policies of Planning Code, Section 101.1(b); approving a**
10 **Public Trust Exchange Agreement, making public trust findings, and authorizing the**
11 **transfer and acceptance of real property and the recording of a land use covenant**
12 **consistent with the Public Trust Exchange Agreement; approving specific development**
13 **impact fees and waiving any conflicting provision in Planning Code, Article 4, or**
14 **Administrative Code, Article 10; confirming compliance with or waiving certain**
15 **provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code,**
16 **Section 1348, and ratifying certain actions taken in connection therewith.**

17 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
18 **Additions to Codes** are in *single-underline italics Times New Roman font*.
19 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
20 **Board amendment additions** are in double-underlined Arial font.
21 **Board amendment deletions** are in ~~strikethrough Arial font~~.
22 **Asterisks (* * * *)** indicate the omission of unchanged Code
23 subsections or parts of tables.

22 Be it ordained by the People of the City and County of San Francisco:

23 Section 1. Project Findings.

24 The Board of Supervisors makes the following findings:

1 (a) California Government Code Sections 65864 et seq. authorizes any city, county,
2 or city and county to enter into an agreement for the development of real property within the
3 jurisdiction of the city, county, or city and county.

4 (b) Chapter 56 of the San Francisco Administrative Code ("Chapter 56") sets forth
5 certain procedures for the processing and approval of development agreements in the City
6 and County of San Francisco (the "City").

7 (c) India Basin Investment LLC, a California limited liability company ("Developer")
8 owns the approximately 14.7 acre site along Innes Street, between Earl and Griffith Streets,
9 and holds options to purchase an additional 2.4 acres of adjacent land (the "Developer
10 Property"). The City owns approximately 6.2 acres of open space along the shoreline,
11 adjacent to the Developer Property, together with various street areas (the "City Property",
12 together with the Developer Property, the "Project Site").

13 (d) Developer filed an application with the City's Planning Department for approval
14 of a development agreement relating to the Project Site (the "Development Agreement")
15 under Chapter 56. A copy of the Development Agreement is on file with the Clerk of the
16 Board in File No. _____.

17 (e) The Developer proposes a mixed use development on the Project Site that will
18 include a new publicly accessible network of improved parkland and open space and a mixed-
19 use urban village, including up to 1,575 dwelling units, approximately 676,052 square feet
20 (15.5 acres) of publicly accessible open space, and approximately 59,500 square feet of
21 public and private open space, as well as approximately 209,106 square feet of commercial
22 space and up to 1,800 off-street parking spaces, all as more particularly described in the
23 Development Agreement (the "Project").

24 (f) As set forth in the Development Agreement, the City agrees to initiate the
25 process to vacate portions of Hudson Avenue, Griffith Street, Arelious Walker Drive and Earl

1 Street and, following any vacation and satisfaction of any applicable City conditions, to convey
2 the underlying land to Developer in connection with the land assembly required for the Project
3 (the "Street Vacation Actions"). In return, Developer will convey certain land to the City.

4 (g) Concurrently with this Ordinance, the Board is taking a number of actions in
5 furtherance of the Project, as generally described in the Development Agreement, including
6 Exhibit E to the Development Agreement (the "Approvals").

7 (h) While the Development Agreement is between the City, acting primarily through
8 the Planning Department, and Developer, other City agencies retain a role in reviewing and
9 issuing certain later approvals for the Project. Later approvals include approval of subdivision
10 maps and plans for horizontal improvements and public facilities, design review and approval
11 of new buildings, actions relating to the Street Vacations Actions, and acceptance of
12 Developer's dedications of horizontal improvements and parks and open spaces for City
13 maintenance and liability under the Subdivision Code. As a result, affected City agencies
14 have consented to the Development Agreement.

15 (i) The Project is anticipated to generate an annual average of approximately 3,505
16 construction jobs and, upon completion, approximately 477 on-site jobs and 833 total jobs,
17 with an approximately \$4.3 million annual increase in general fund revenues to the City. In
18 addition to the significant housing, jobs, urban revitalization, and economic benefits to the City
19 from the Project, the City has determined that development of the Project under the
20 Development Agreement will provide additional benefits to the public that could not be
21 obtained through application of existing City ordinances, regulations, and policies. Additional
22 public benefits to the City from the Project include: (1) an increase in affordable housing that
23 exceeds amounts otherwise required and will equal twenty five percent (25%) of the total
24 number of housing units for the Project; (2) workforce obligations, including significant
25 training, employment and economic development opportunities as part of the development

1 and operation of the Project; (3) construction and maintenance of the publicly accessible open
2 space, totaling approximately eleven (11) acres of parks and the improvement of existing City
3 Property along the shoreline; (4) child care space to serve not less than 40 children; and
4 (5) sea level rise improvements as part of the development, and future funding for additional
5 future sea level rise improvements; all as further described in the Development Agreement.
6 The Development Agreement will eliminate uncertainty in the City's land use planning for the
7 Project Site and secure orderly development.

8 (j) In particular, the City intends to create a series of contiguous, integrated
9 waterfront parks, including both the India Basin Open Space and the Big Green, as well as the
10 neighboring 900 Innes and India Basin Shoreline Park (collectively, the "India Basin Park
11 System"), for the benefit of the southeast community and the residents of San Francisco and
12 California at large. The City further intends to connect the India Basin Park System to the
13 Northside Park, when completed as part of the Candlestick/Hunters Point Shipyard
14 development project.

15 (k) Funding for maintenance of the India Basin Park System will include special
16 taxes under a community facilities district (CFD) to be formed by Developer and the City, as
17 more particularly described in the Financing Plan attached to the Development Agreement.
18 The CFD funds also will be available to pay for future sea level rise improvements.

19 (l) To assemble the land for the Project development, including the City's no-cost
20 acquisition of land from Developer for the Big Green, the City, the State Lands Commission
21 and Developer will enter into a public trust exchange agreement, substantially in the form
22 attached to the Development Agreement (the "Public Trust Exchange Agreement"). The City
23 will record a land use covenant against specified lands subject to the public trust that will be
24 placed under the Port's jurisdiction for purposes of the trust, but that will be maintained and
25 operated by the Recreation and Park Department.

1 Section 2. CEQA Findings.

2 On _____, by Motion No. _____, the Planning Commission certified as
3 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
4 Project pursuant to the California Environmental Quality Act (California Public Resources
5 Code Section 21000 et seq.) ("CEQA"). A copy of Planning Commission Motion No.
6 _____ is on file with the Clerk of the Board of Supervisors in File No. _____.
7 Also on _____, by Motion No. _____, the Planning Commission adopted findings,
8 including a rejection of alternatives and a statement of overriding considerations (the "CEQA
9 Findings") and a Mitigation Monitoring and Reporting Program ("MMRP"). These Motions are
10 on file with the Clerk of the Board of Supervisors in File No. _____. In accordance with
11 the actions contemplated herein, this Board has reviewed the FEIR and related documents,
12 and adopts as its own and incorporates by reference as though fully set forth herein the
13 CEQA Findings, including the statement of overriding considerations, and the MMRP.

14 Section 3. General Plan and Planning Code Section 101.1(b) Findings.

15 (a) The Board of Supervisors shall consider companion legislation that adopts
16 public necessity findings of Planning Code Section 302 and General Plan amendments. A
17 copy of the companion legislation is on file with the Clerk of the Board of Supervisors in File
18 No. _____ and is incorporated herein by reference.

19 (b) For purposes of this Ordinance, the Board of Supervisors finds that the
20 Development Agreement will serve the public necessity, convenience and general welfare for
21 the reasons set forth in the companion legislation identified in subsection (a).

22 (c) For purposes of this Ordinance, the Board of Supervisors finds that the
23 Development Agreement is in conformity with the General Plan, as proposed to be amended,
24 and the eight priority policies of Planning Code Section 101.1 for the reasons set forth in the
25 companion legislation identified in subsection (a).

1 Section 4. Public Trust Findings.

2 The Board of Supervisors finds that the Project is consistent with and furthers the
3 purposes of the common law public trust and statutory trust under the Burton Act (Stats. 1968,
4 ch. 1333), as follows:

5 (a) Approximately 2.63 acres of the City Property, consisting of portions of Fairfax
6 Avenue, Evans Avenue and Arelious Walker Drive (formerly Fitch Street), lie waterward of the
7 historic ordinary high tide line and, as such, are subject to the public trust and held within the
8 administration and control of the Port Commission in accordance with the Burton Act and the
9 City Charter (but this land is managed by the Recreation and Park Department as part of the
10 India Basin Open Space). An additional approximately 9 acres of City Property, of disputed
11 trust status, consists of streets under the jurisdiction of the Department of Public Works and
12 parcels within the existing India Basin Open Space under the jurisdiction of the Recreation
13 and Park Department and the Department of Public Works.

14 (b) The Developer Property includes filled lands that are not subject to the public
15 trust and lands that are of disputed status.

16 (c) As the public trust is presently configured, most of the lands on or adjacent to
17 the shoreline are either free of the trust or have uncertain trust status. At the same time, the
18 filled lands proposed for private development are further inland and cut off from the water, and
19 therefor are not useful to the public trust, yet they are encumbered with disputed trust claims.
20 The Developer Property has remained undeveloped and inaccessible for decades, despite its
21 waterfront location and adjacency to the existing waterfront parks.

22 (d) The proposed public trust exchange would eliminate all trust title uncertainties
23 within the Project Site and will facilitate the improvement and expansion of the India Basin
24 Open Space. The exchange would not remove any existing trust property from the Burton Act
25 trust, but the public trust would see a net gain of filled lands that will be useful to the trust. As

1 required under the Development Agreement and the SUD, all lands exchanged into the public
2 trust will be used for public open space, habitat restoration and water-oriented uses, all of
3 which are consistent with the Burton Act. The proposed trust settlement will consolidate the
4 public trust lands along the water for open space and public access, providing significant
5 benefits to the public trust over existing conditions.

6 (e) As set forth in the Public Trust Exchange Agreement, the lands to be freed from
7 public trust claims have been filled and reclaimed, are cut off from access to the waters of San
8 Francisco Bay, constitute a relatively small portion of the lands granted to the City and County
9 of San Francisco and are not needed or required for the promotion of the public trust. In
10 addition, the Project would not cause a substantial interference with public trust uses and
11 purposes by virtue of the exchange. The lands or interests in lands to be impressed with the
12 public trust have an economic value equal to or greater than that of the lands or interests in
13 lands that will be freed from the public trust.

14 Section 5. Development Agreement.

15 (a) The Board of Supervisors approves all of the terms and conditions of the
16 Development Agreement, in substantially the form on file with the Clerk of the Board of
17 Supervisors in File No. _____, subject to the consent of the Port Commission, the
18 Municipal Transportation Agency, the San Francisco Public Utilities Commission and the
19 Recreation and Park Commission.

20 (b) The Board of Supervisors approves and authorizes the execution, delivery and
21 performance by the City of the Development Agreement as follows: (i) the Director of
22 Planning and (other City officials listed thereon) are authorized to execute and deliver the
23 Development Agreement, with signed consents of the Port Commission, the Municipal
24 Transportation Agency, the San Francisco Public Utilities Commission, the Recreation and
25 Park Commission, and the San Francisco Fire Department, and (ii) the Director of Planning

1 and other applicable City officials are authorized to take all actions reasonably necessary or
2 prudent to perform the City's obligations under the Development Agreement in accordance
3 with the terms of the Development Agreement. Without limiting the foregoing, (A) the Port
4 Director, the Recreation and Park Department General Manager, and the Director of Property
5 are authorized to execute and perform all City obligations under the Public Trust Exchange
6 Agreement substantially in the form attached to the Development Agreement, and (B) the
7 Director of Public Finance and the Controller are authorized to take all preliminary actions
8 required to form the CFD as described in the Financing Plan, provided the actual CFD
9 formation documents and issuance of debt will be subject to the review and approval of the
10 Board of Supervisors.

11 (c) The Director of Planning, at his or her discretion and in consultation with the City
12 Attorney, is authorized to enter into any additions, amendments or other modifications to the
13 Development Agreement that the Director of Planning determines are in the best interests of
14 the City and that do not materially increase the obligations or liabilities of the City or materially
15 decrease the benefits to the City as provided in the Development Agreement. The Port
16 Director and the Recreation and Park Department General Manager, at their discretion and in
17 consultation with the City Attorney, are authorized to enter into any additions, amendments or
18 other modifications to the Public Trust Exchange Agreement that they determine are in the
19 best interests of the City and that do not materially increase the obligations or liabilities of the
20 City or materially decrease the benefits to the City as provided in the Public Trust Exchange
21 Agreement.

22 Section 6. Board Authorization and Appropriation.

23 By approving the Development Agreement, the Board of Supervisors authorizes the
24 Controller and City Departments to accept the funds paid by Developer as set forth therein,
25 and to appropriate and use the funds for the purposes described therein. The Board

1 expressly approves the use of the development impact fees as set forth in the Development
2 Agreement, and waives or overrides any provision in Article 4 of the City Planning Code and
3 Article 10 of the City Administrative Code that would conflict with the uses of these funds as
4 described in the Development Agreement.

5 Section 7. City Administrative Code Conformity and Waivers.

6 In connection with the Development Agreement, the Board of Supervisors finds that the
7 City has substantially complied with the requirements of Administrative Code Chapters 14B
8 and 56, and waives any requirement to the extent not strictly followed. The Development
9 Agreement shall prevail in the event of any conflict between the Development Agreement and
10 City Administrative Code Chapters 14B and 56, and without limiting the generality of the
11 foregoing, the following provisions of City Administrative Code Chapters 14B and 56 are
12 waived or deemed satisfied as follows:

13 (a) The Project comprises approximately 28 acres and is the type of large multi-
14 phase and/or mixed-use development contemplated by the City Administrative Code and
15 therefore satisfies the provisions of Chapter 56, Section 56.3(g).

16 (b) The provisions of Development Agreement and the Workforce Agreement
17 attached to the Development Agreement as Exhibit P shall apply in lieu of the provisions of
18 City Administrative Code Chapter 14B, Section 14B.20, and Chapter 56, Section 56.7(c).

19 (c) The provisions of the Development Agreement regarding any amendment or
20 termination, including those relating to "Material Change," shall apply in lieu of the provisions
21 of Chapter 56, Section 56.15 and Section 56.18.

22 (e) The provisions of Chapter 56, Section 56.20 have been satisfied by the
23 Memorandum of Understanding between Developer and the Office of Economic and
24 Workforce Development for the reimbursement of City costs, a copy of which is on file with the
25 Clerk of the Board of Supervisors in File No. _____.

1 (f) The Board of Supervisors waives the applicability of Section 56.4 (Application,
2 Forms, Initial Notice, Hearing) and Section 56.10 (Negotiation Report and Documents).

3 Section 8. Planning Code Waivers; Ratification.

4 (a) The Board of Supervisors finds that the impact fees and other exactions due
5 under the Development Agreement will provide greater benefits to the City than the impact
6 fees and exactions under Planning Code Article 4 and waives the application of, and to the
7 extent applicable exempts the Project from, impact fees and exactions under Planning Code
8 Article 4 on the condition that Developer pays the impact fees and exactions due under the
9 Development Agreement.

10 (b) The Board of Supervisors finds that the Transportation Plan attached to the
11 Development Agreement includes a Transportation Demand Management Plan ("TDM Plan")
12 and other provisions that meet the goals of the City's Transportation Demand Management
13 Program in Planning Code Section 169 and waives the application of Section 169 to the
14 Project on the condition that Developer implements and complies with the TDM Plan.

15 (c) The Board of Supervisors finds that the Design Standards and Guidelines
16 attached to the Development Agreement sets forth sufficient standards for streetscape design
17 and waives the requirements of Planning Code Section 138.1 (Streetscape and Pedestrian
18 Improvements) and Public Works Code Section 806(d) (Required Street Trees for
19 Development Projects).

20 (d) All actions taken by City officials in preparing and submitting the Development
21 Agreement to the Board of Supervisors for review and consideration are hereby ratified and
22 confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be taken
23 by City officials consistent with this Ordinance.

24 ///

25 ///

1 Section 9. Other Administrative Code Waivers.

2 The requirements of the Workforce Agreement attached to the Development
3 Agreement shall apply and shall supersede, to the extent of any conflict, the provisions of
4 Administrative Code: (i) Chapter 82.4 (Coverage); (ii) Chapter 23, Article II (Interdepartmental
5 Transfer of Real Property); and (iii) Chapter 23, Article VII (Prevailing Wage, Apprenticeship,
6 and Local Hire Requirements), but only to the extent any of the foregoing provisions are
7 applicable to the conveyance of vacated streets from the City to Developer and the other land
8 conveyances contemplated by the Development Agreement.

9 Section 10. Subdivision Code Waivers.

10 The Public Improvement Agreement, as defined in the Development Agreement, shall
11 include provisions consistent with the Development Agreement and the applicable
12 requirements of the Municipal Code and the Subdivision Regulations regarding extensions of
13 time and remedies that apply when improvements are not completed within the agreed time.
14 Accordingly, the Board of Supervisors waives the application to the Project of Subdivision
15 Code Section 1348 (Failure to Complete Improvements within Agreed Time).

16 Section 11. Effective and Operative Date.

17 This Ordinance shall become effective 30 days from the date of passage. This
18 Ordinance shall become operative only on (and no rights or duties are affected until) the later
19 of (a) 30 days from the date of its passage, or (b) the date that Ordinance _____,
20 Ordinance _____, and Ordinance _____ have become effective. Copies of

21 ///
22 ///
23 ///
24 ///
25

1 these Ordinances are on file with the Clerk of the Board of Supervisors in File Nos.

2 _____ and _____.

3

4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6

7 By: _____
8 Charles Sullivan
9 Deputy City Attorney
n:\speclas2018\1700370\01292150.docx

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20215

HEARING DATE: JUNE 21, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case Nos.: 2014-002541GPA
Project: India Basin Mixed-Use Project
Zoning: Existing: NC-2 / M-1
40-X Height and Bulk
Proposed: NC-2 / Mixed Use General (MUG)
India Basin Special Use District
30/160 – IB Height and Bulk
Blocks/Lots: 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009,
010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/025,
024; 4596/ 026; 4597/ 026; 4606/ 026, 100; 4621/016, 018, 021, 100, 101;
4630/005, 007, 100; 4645/001, 003A, 004,006, 007, 007A, 010, 010A, 011,
012, 013; 4630/002; 4645/014, 015
Project Sponsor: BUILD
315 Linden Street
San Francisco, CA 94102
Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

ADOPTING A RESOLUTION TO INITIATE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE URBAN DESIGN ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT AND THE RECREATION AND OPEN SPACE ELEMENT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

BUILD, the Project Sponsor, is proposing the development has submitted applications to the San Francisco Planning Department ("Department") for Environmental Review, and to enter into a Development Agreement ("DA") in association with the proposed India Basin Mixed-Use Project ("Project"). Along with the required Environmental Review and DA, General Plan Amendments, Planning Code Text Amendments, Planning Code Map amendments, and the establishment of a Design Standards and Guidelines ("DSC") document would be required for the implementation of the Project.

Pursuant to Planning Code Section 340(c) the Planning Commission has requested that the General Plan be amended as further described below.

Relatedly, the Board of Supervisors is scheduled to introduce legislation to amend the Planning Code (Planning Code Text and Planning Code Map amendments) by rezoning the underlying portions of the site from M-1 (Light Industrial) to MUG (Mixed-Use General), rezoning the height district from 40-X to 30/160-IB, and establishing the India Basin Special Use District ("SUD") across the 700 Innes site. The Board of Supervisors is also scheduled to introduce legislation regarding entering into a DA with the Project Sponsor.

On December 9, 2014, BUILD in partnership with the San Francisco Recreation and Parks Department ("RPD") submitted an application for joint Environmental Review for the Project. On September 14, the Department published the Draft Environmental Impact Report ("DIER"). On September 14, 2017 through October 19, 2017, the Planning Department provided the public with an opportunity to comment on the DEIR; a public hearing was held on October 19, 2017 to further provide public comment on the DIER. A hearing is tentatively scheduled for July 26, 2018 for Final EIR certification and CEQA findings adoption.

The Project site is located on roughly 24 acres of undeveloped land at 700 Innes Avenue, which is located immediately northeast of the Hunters Point Shipyard. The site is within the Bayview Hunters Point Area Plan; most of the site is currently designated for industrial development with site's few parcels along Innes Avenue designated for mixed-use development.

The Project proposal includes developing approximately, 1,575 units, 209,000 of commercial use, 1,800 off street parking space, 1,575 bicycle parking spaces, and 15.5 acres of publicly accessible open space. The proposal would also feature newly created public streets, pedestrian paths, cycle track, and the continuation of the Bay Trail. Buildings on the site are proposed to range from 30 feet to 160 feet in height that would step with the site's terrain down to the water.

The site is referenced in the General Plan as being designated for industrial use with a height limit of 40-feet. As such, the Project could not be constructed under the current provisions of the General Plan.

The subject General Plan Amendments would (1) remove Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan, which currently identifies the subject site for industrial use; (2) amend Urban Design Element Map 4 by establishing maximum heights consistent with the proposal; (3) amend Commerce and Industry Element Map 3 by removing the land use industrial designation; and (4) and amend the Recreation and Open Space Element Policy 2.4 by removing the reference to the India Basin Shoreline Plan, which was previously proposed but not adopted.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. An initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, in a context that will better connect and relate to the surrounding neighborhood; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that it calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with

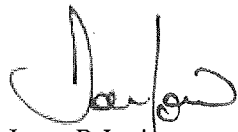
the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing, Urban Design, and Recreation and Open Space Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

A draft ordinance, **attached hereto as Exhibit A**, would remove Policy 1.6 and Figure 6 of the Bayview Hunters Point Area Plan, amend Map 4 of the Urban Design Element, amend Map 3 of the Commerce and Industry Element, and amend Policy 2.4 of the Recreation and Open Space Element.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Initiate amendments to the General Plan.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the 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 in **Exhibit A**, to be considered at a publicly noticed hearing on or after July 26, 2018.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 21, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Johnson, Koppel, Moore, Richards

NOES: None

ABSENT: Hillis, Fong

ADOPTED: June 21, 2018



SAN FRANCISCO PLANNING DEPARTMENT

August 24, 2018

Ms. Angela Calvillo, Clerk
Supervisor Malia Cohen
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Supplemental Transmittal Packet of Planning Department Case Number:
2014-002541 ENV/GPA/PCA/MAP/CWP/SHD
India Basin Mixed-Use Project
BOS File No: 180681
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 General Plan Amendment Ordinance for the India Basin Mixed-Use Project. Subsequently, on August 23, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Development Agreement for the India Basin Mixed-Use Project.

Previous transmittal packets were submitted to the Board of Supervisors on August 2 and August 7, 2018 covering other actions related to the India Basin Mixed Use Project. This current submittal packet (8/24/18) includes the official transmittal of the General Plan Amendment Ordinance along with the actions related to the approval of the Development Agreement.

The proposed General Plan Amendments and Development Agreement 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 General Plan Amendments and on August 23, 2018 voted to recommend approval of the proposed Development Agreement. 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,

A handwritten signature in black ink, appearing to read "Aaron D. Starr", written over a horizontal line.

Aaron D. Starr
Manager of Legislative Affairs

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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. 20250 regarding General Plan Amendments
Draft Ordinance for the General Plan Amendments
Planning Commission Motion No. 20261 regarding the Development Agreement
Draft Ordinance for the Development Agreement (Board File No: 180681)
Draft Development Agreement

President, District 10
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Tel. No. 554-7670
Fax No. 554-7674
TDD/TTY No. 544-5227

*BOS-11
Aides / COB
W/Clerk / Deputies
Mayor's Office /
Deputy City Atty*

Malia Cohen

PRESIDENTIAL ACTION

Date: 9/6/18

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 180816 Cohen
(Primary Sponsor)

Title. Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and

Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

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BOARD OF SUPERVISORS
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BY: [Signature]

MC

Malia Cohen, President
Board of Supervisors



SAN FRANCISCO PLANNING DEPARTMENT

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SAN FRANCISCO

2018 AUG 24 PM 4:42

BY _____

August 24, 2018

Ms. Angela Calvillo, Clerk
Supervisor Malia Cohen
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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

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**Re: Supplemental Transmittal Packet of Planning Department Case Number:
2014-002541 ENV/GPA/PCA/MAP/CWP/SHD
India Basin Mixed-Use Project
BOS File No: 180681
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Sincerely,

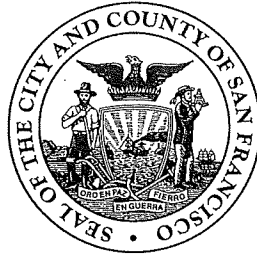
Aaron D. Starr
Manager of Legislative Affairs

cc: Brittni Chicuata, Aide to Supervisor Cohen
Andrea Ruiz-Esquide, Deputy City Attorney
Erica Major, Office of the Clerk of the Board
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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, September 17, 2018

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 180680.** Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180816. Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the California Environmental Quality Act; and making findings under Planning Code, Section 340, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record on these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Friday, September 14, 2018.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/MAILED/POSTED: September 7, 2018