SAN FRANCISCO
PLANNING DEPARTMENT

General Plan Referral

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	November 4, 2015
Case No.	**Case No. 2015-011464GPR**
	Mission Bay Blocks 29-32
Block/Lot No.:	8722/001 and 8722/008
Project Sponsor:	David Kelly GSW Arena LLC 1011 Broadway Oakland, CA 94607 (510) 986-2288, dkelly@warriors.com
Applicant:	Same as Above
Staff Contact:	Robin Abad – (415) 575-9123 *Robin.Abad@sfgov.org*
Recommendation:	Finding the project, on balance, is **in conformity** with the General Plan
Recommended By:	11-6-15 John Rahaim, Director of Planning

PROJECT DESCRIPTION

GSW Arena LLC ("GSW"), an affiliate of the Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association team, proposes to construct a multi-purpose event center and a variety of mixed uses, including office, retail, open space, and structured parking on an approximately 11-acre site on Blocks 29-32 (Assessor's Block 8722, Lots 1 and 8) in Mission Bay South (the "Project"). The Project site is bounded by South Street on the north, Third Street on the west, 16th Street on the south, and by the future planned realigned Terry A. Francois Boulevard on the east..

Project scope and description for this General Plan Referral related to various Project approvals is defined as: a) tentative subdivision map approval, b) the vacation of 4 public utility easements, c) the vacation of 2 irrevocable offers of dedication for street and roadway purposes and d) the acceptance of public sidewalk easement and the acceptance of required but not yet built public improvements in the public right-of-way (collectively the "GPR Actions").

ENVIRONMENTAL REVIEW

On November 5, 2015, by Action NoM-19502, Case No. 2014-002701OFA the Planning Commission in accordance with the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq., ("CEQA") and the CEQA Guidelines, California Code of Regulations, Sections 15000 et seq., and acting in its capacity as a responsible agency under Public Resources Code Section 21069, adopted findings required under CEQA ("CEQA Findings"), including a mitigation monitoring and reporting program and a Statement of Overriding Considerations, **in support of its design approval of the Golden State Warriors Event Center & Mixed Use Development** . In adopting those CEQA Findings, the Planning Commission found its approval action to be an implementation action pursuant and within the scope of the project analyzed in the Event Center Project Final Subsequent Environmental Impact Report ("FSEIR"), certified by the Commission on Community Investment and Infrastructure, as the lead agency under CEQA, Public Resources Code Section 21067,on November 3, 2015 by Resolution 69-215. Planning staff has reviewed and considered the FSEIR and CEQA Findings adopted by the Planning Commission by Action No. M-19502, Case No. 2014-002701OFA and hereby incorporates those CEQA Findings by reference into this **general plan referral determination of conformity.** The Planning Commission files, including the CEQA Findings, the Motion, the FSEIR and related materials are on file with the Secretary of the Planning Commission.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The GPR Actions are comprised of: tentative subdivision map approval, the vacation of 4 public utility easements, the vacation of 2 irrevocable offers of dedication for street and roadway purposes and the acceptance of public sidewalk easement and the acceptance of required but not yet built public improvements in the public right-of-way. Proposed improvements related to the Project include open spaces, pedestrian staging areas and circulation, a streetscape and plaza section at 3rd Street, streetscape improvements, street and roadway improvements, and sidewalk paving and furnishings. The GPR Actions are consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance**, in-conformity** with the following Objectives and Policies of the General Plan among other General Plan Objectives and Policies:

COMMERCE AND INDUSTRY ELEMENT

POLICY 1.3
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Comment on the Commerce and Industry Element: The GPR Actions would accommodate a proposed land use in a location consistent with the City's General Plan and "Commercial Industrial" zoning in the Mission Bay South Redevelopment Plan.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1
Ensure a well-maintained, highly utilized, and integrated open space system.

OBJECTIVE 2
Increase recreation and open space to meet the long-term needs of the City and bay region.

POLICY 2.4
Support the development of signature public open spaces along the shoreline.

POLICY 2.6
Support the development of civic serving open spaces.

OBJECTIVE 3.
Improve access and connectivity to open space.

Comment on the Recreation and Open Space Element: The GPR Actions would result in new open spaces, pedestrian staging areas and circulation, a streetscape and plaza section at 3rd Street, streetscape improvements, and sidewalk paving and furnishings. These new facilities will integrate with, and connect to, the open space network of the surrounding Mission Bay and Central Waterfront areas; including parks along the bay shoreline.

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 1.2
Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

POLICY 1.4
Protect and promote large-scale landscaping and open space that define districts and topography.

POLICY 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Comment on the Urban Design Element: The GPR Actions would result in a site plan that integrates logically with the surrounding street grid and network of open spaces. Sightlines and paths of circulation through and around the proposed subdivision map are aligned with surrounding streets, providing clear, legible and direct access to future waterfront open spaces. The proposal includes new open spaces, sidewalks, and sidewalk furnishings which enhance the District's open space network.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 4

Assure that the ambient air of san Francisco and the bay region is clean, provides maximum visibility, and meets air quality standards.

POLICY 4.1

Support and comply with objectives, policies, and air quality standards of the Bay Area Air Quality Management District.

POLICY 4.2

Encourage the development and use of urban mass transportation systems in accordance with the objectives and policies of the Transportation Element.

POLICY 4.3

Encourage greater use of mass transit in the downtown area and restrict the use of motor vehicles where such use would impair air quality.

Comment on the Environmental Protection Element: On April 30, 2015, Governor Jerry Brown certified the Event Center Project as an "environmental leadership development project" under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011. Cal. Public Resources Code §§ 21178 et seq. as a result of the Project design and Project Sponsor actions that would support environmental protection goals. The Project was thoroughly analyzed in the FSEIR, and the Commission on Community Investment and Infrastructure, in order to minimize Project impacts on the environment, adopted mitigation measures as part of its CEQA Findings, including measures on air quality and transportation, and imposed these measures on the Project as conditions of approval. The Project includes a comprehensive set of design features, actions, mitigation measures, and improvement measures, such as the MTA Special Event Transit Service Plan and the Project's Transportation Management Plan, among other actions, that will minimize reliance on private vehicular access the Event Center and encourage alternate modes of transportation, such as mass transit and bicycle access.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, including the GPR Actions, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

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

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

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

   The GPR Actions would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses, as there are currently no neighborhood-serving retail uses on the project site nor in the immediate vicinity.

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

   The GPR Actions would have no adverse effect on the City's housing stock nor on neighborhood character. The existing housing and neighborhood character will be not be negatively affected.

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

   The GPR Actions would have no adverse effect on the City's supply of affordable housing.

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

   The GPR Actions would not result in commuter traffic impeding MUNI's transit service given the additional transit services and other transportation programs included in Project, overburdening the streets or altering current neighborhood parking.

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

The GPR Actions would not affect the existing economic base in this area. As the project site is currently a vacant lot, the proposed vacation of easements will not displace any industrial or service sectors.

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

   The GPR Actions would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. Furthermore, the San Francisco Building Code requires all new development in the Mission Bay plan area be preceded by special site-specific investigations and modeling, which must be incorporated into the plans and specifications for any building to ensure an appropriate engineering design to ameliorate the identified seismic hazards.

7. That landmarks and historic buildings be preserved.

   This site is currently a vacant lot with no landmarked buildings or buildings of historic significance.

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

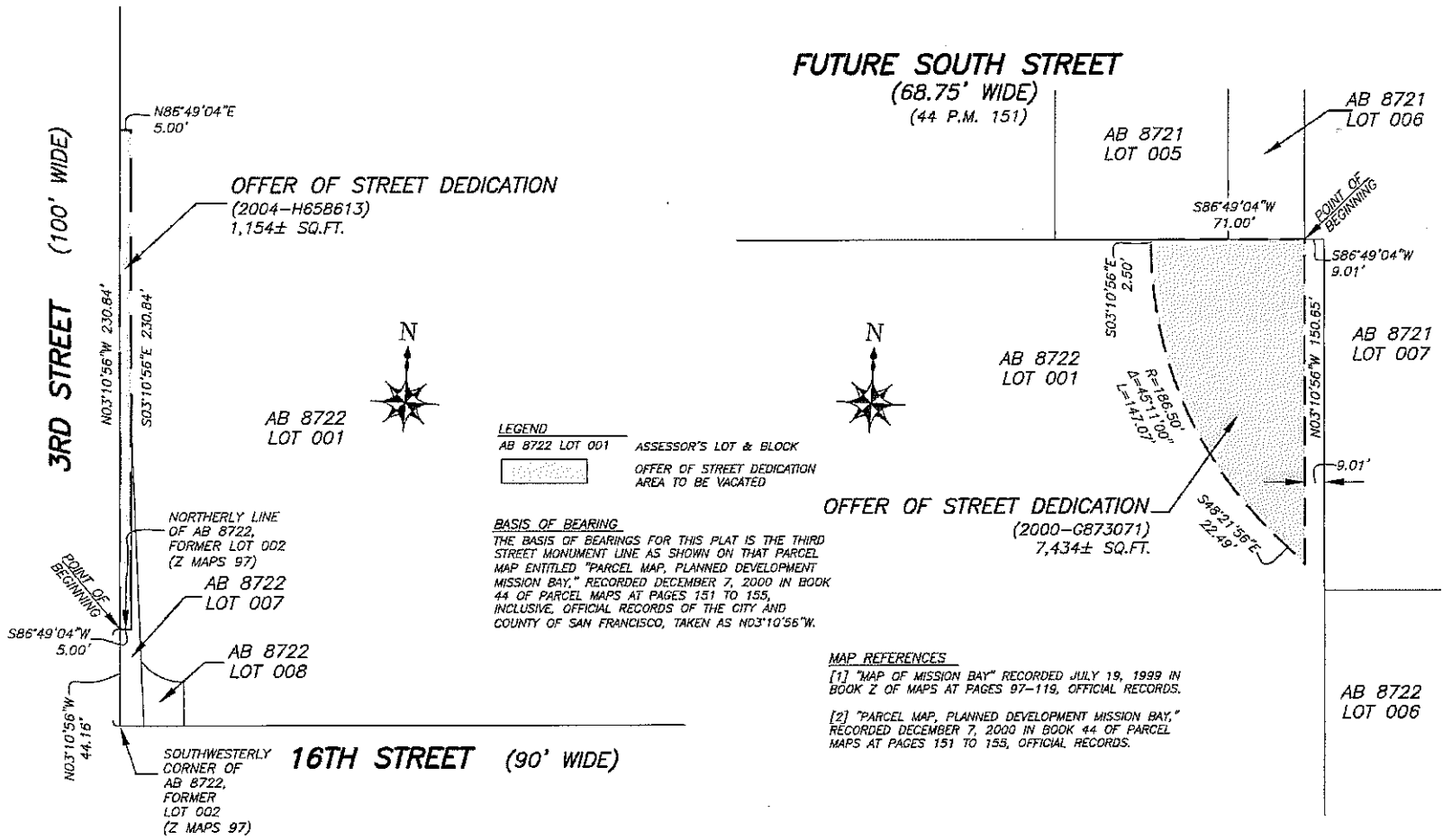
   The GPR Actions and the Project's creation of open spaces and new streets, sidewalks, and sidewalk furnishings would have no adverse effect on parks and open space or their access to sunlight and vista. The shadow impacts of the Project have been fully evaluated in the Draft SEIR, which found that the event center and mixed-use development satisfies the requirements of the Mission Bay South Design for Development criterion for sunlight access to open space.

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

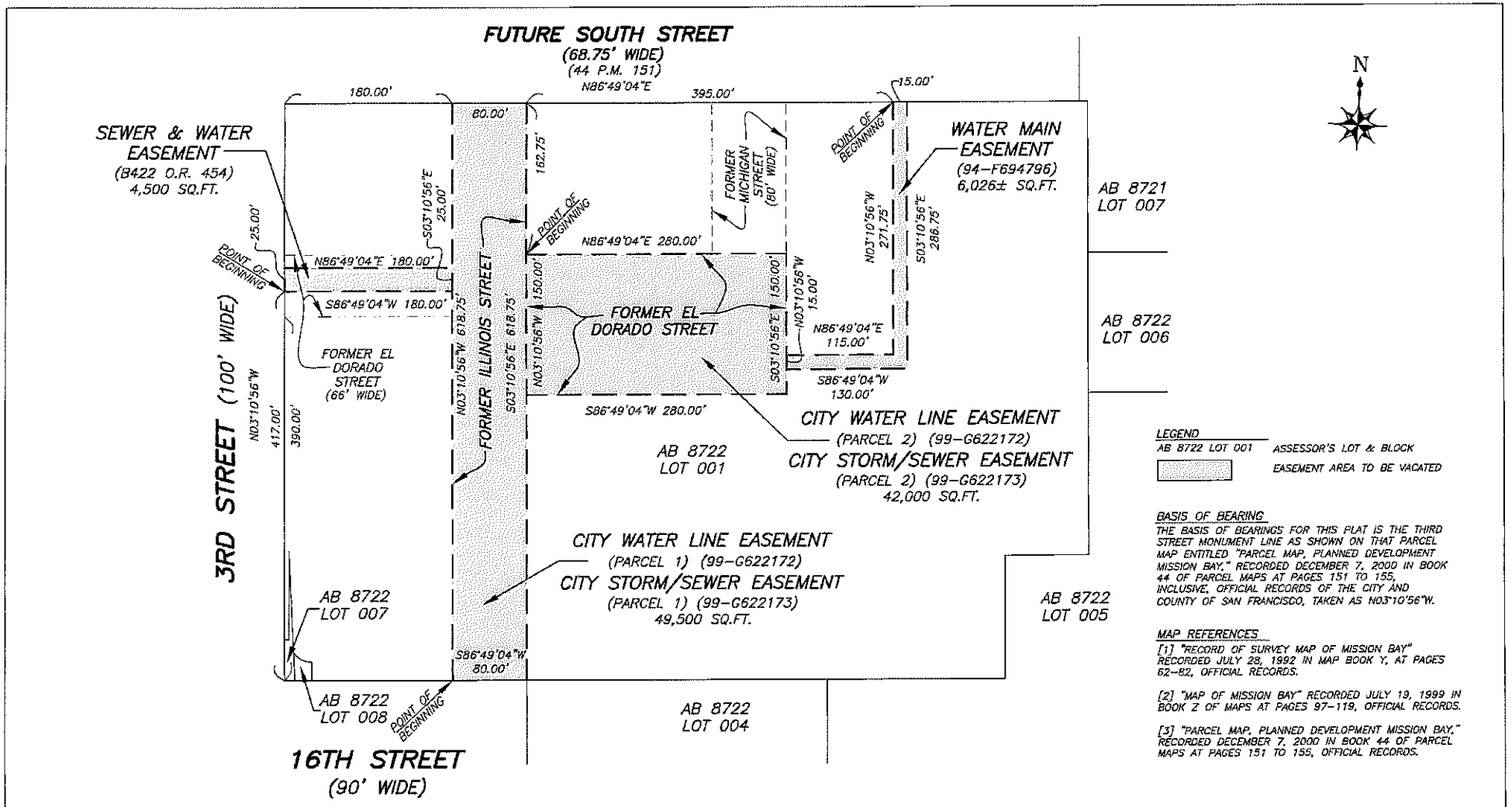
Attachments:

- SUR Street Dedications (Site Plan) submitted by San Francisco Public works, received by the Planning Department on August 25 2015.
- SUR Utility Easements (Site Plan) submitted by San Francisco Public works, received by the Planning Department on August 25 2015.

cc: David Winslow, Urban Design, San Francisco Planning Department
Barbara Moy, Bureau of Street Use and Mapping, San Francisco Public Works



REFERENCES:	APPROVED:		BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS			
		DRW			VACATION OF OFFER OF STREET DEDICATIONS WITHIN ASSESSOR'S BLOCK 8722			
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	DATE	CK		FILE: SUR: 2015-XXX	SHEET 1 OF 1	SCALE: 1:50	CHANGE
			APP					



REFERENCES:	APPROVED:		BY	DATE	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS			
		DRW			VACATION OF UTILITY EASEMENTS WITHIN ASSESSOR'S BLOCK 8722			
	BRUCE R. STORRS CITY & COUNTY SURVEYOR	DATE	CK		FILE: SUR: 2015-XXX	SHEET 1 OF 1	SCALE: 1:100	CHANGE
			APP					