

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Pier 70 Special Use District]

Ordinance amending the Planning Code and the Zoning Map to add the Pier 70 Special Use District; making findings under the California Environmental Quality Act, and making findings of consistency with the General Plan, the eight priority policies of Planning Code, Section 101.1, and Planning Code, Section 302.

Existing Law

The Pier 70 Mixed Use Project (Project) is proposed to be developed on several Port parcels that are currently designated as Heavy Industrial (M-2), and one parcel, currently owned by Pacific Gas & Electric Company, that is designated as Public (P).

Amendments to Current Law

This Ordinance adds Section 249.79 to the Planning Code. This section establishes the Pier 70 Special Use District (SUD), to regulate development of the Project. The purpose of the SUD is to facilitate the City's long-term goal of redevelopment and revitalization of a portion of Pier 70. The Project will provide several benefits to the City, such as a significant amount of affordable housing, increased public access and open space, facilities for small-scale manufacturing, extensive infrastructure improvements, and replacement space for Noonan Building tenants, while creating jobs, housing, and a vibrant community.

The SUD establishes development standards for the Project, in conjunction with the Design for Development document. The Design for Development document is adopted by the Planning and Port Commissions, and describes standards and guidelines applicable to the SUD in more detail.

The Ordinance lists permitted, non-permitted, temporary, and interim uses on the Project site. It sets forth controls for development at the site, including ground floor and retail controls, building standards, maximum heights, off street parking, dwelling unit exposure, bicycle parking, open space, streetscape improvements, inclusionary housing, and others. It also includes mechanisms for modifying those standards in the future, on a case-by-case basis, and for reviewing and approving future development phases and horizontal development.

The Ordinance also amends the Zoning Map, to do the following: a) change the use of the site from M-2 (Heavy Industrial) and P (Public) to the Pier 70 SUD zoning; b) change the height in part of the site from 40-X to 90-X, and c) create the SUD in the sectional map.

Background Information

The Pier 70 Mixed Use Project is generally bounded by Illinois Street on the west, 22nd Street on the south, and San Francisco Bay on the north and east. The Project involves construction of infrastructure, public open space and other public facilities, new building construction, and rehabilitation of three significant historic resources, resulting in a mix of market-rate and affordable residential uses, commercial use, retail/arts/light-industrial 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 Pier 70 Special Use District to the Board of Supervisors.

This Ordinance facilitates the orderly development of this site by establishing the SUD to accommodate and regulate Project development. By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the City's General Plan and approval of a Development Agreement.

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