



**SAN FRANCISCO
PLANNING DEPARTMENT**

Planning Commission Resolution No. 20251

HEARING DATE: JULY 26, 2018

Case No.: 2014-002541PCAMAP
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.
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RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE PLANNING CODE TO ESTABLISH THE INDIA BASIN SPECIAL USE DISTRICT; AND BY AMENDING ZONING MAP 09 BY REZONING ASSESSOR'S BLOCK AND LOTS 4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 010, 010A, 010B; 010C, 011; 4645/ 001,010, 010A, 011, 012, 013 FROM M-1 (LIGHT INDUSTRIAL) TO MUG (MIXED USE GENERAL); 4646 / 002, 003, 003A, 019, 020 FROM NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) TO P (PUBLIC); AND 4646 / 001; 4629A/ 010; 4630/002 FROM M-1 TO P; AND 4596 / 025; 4597/ 025 FROM M-2 TO P. (2) PLANNING CODE SPECIAL USE DISTRICT MAP 09 BY ZONING ASSESSOR'S BLOCK AND LOTS 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004A, 005, 006, 006A, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/001,002B, 003A, 004, 006, 007, 007A 010, 010A, 011, 012, 013, 014, 015; 4596/026; 4597/026; 4606/026; 4607/024; 4621 / 021; 4630 / 002, 006, 007; 4644/010B TO BE WITHIN THE INDIA BASIN SPECIAL USE DISTRICT. (3) PLANNING CODE HEIGHT AND BULK MAP 09 BY DESIGNATING ASSESSOR'S BLOCK AND LOTS 4629A/010; 4630/002, 006, 007; 4596/025, 026;4597/025, 026;4606/026; 4607/024; 4621 / 021; 4630 / 002, 006, 007; 4646/001, 002, 003, 003A, 019, 020 FROM 40-X TO OS (OPEN SPACE) , AND DESIGNATING 4606/100; 4607/025; 4620/001, 002; 4621/016, 018,100, 101; 4630/005, 100; 4631/001, 002; 4644/ 001, 004A, 005, 006, 0006A, 007, 008, 009, 010, 010A, 010B; 010C, 011; 4645/ 001,002B, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013, 014, 015 FROM 40-X TO 20/160-IB. ADOPT FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1 AND FINDINGS UNDER PLANNING CODE SECTION 302, AND INCORPORATING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on June 26, 2018, Supervisor Malia Cohen introduced an ordinance (Board File 180680) for Planning Code Amendments to establish the India Basin Special Use District (herein "SUD"),

and for Zoning Map Amendments by amending Zoning Maps ZN09, SD09 and HT09, for the Assessor's Blocks and Lots as listed above.

WHEREAS, pursuant to Planning Code Section 302(b), on June 26, 2018, the San Francisco Board of Supervisors initiated these Planning Code Text and Map Amendments.

WHEREAS, The Planning Code and Zoning Map 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. The BUILD portion of the proposal ("BUILD Project")

includes developing approximately, 1,575 units, 209,000 of commercial use, 1,800 off street parking space, 1,575 bicycle parking spaces, the open space described above.

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 ("DSG") document; and (5) adoption of Shadow findings under Planning Code section 295.

WHEREAS, these Planning Code Text Amendments would establish the India Basin SUD, and would rezone the land currently zoned M-1 to a MUG (Mixed-Use General) designation that is more appropriate for the area and that allows the implementation of the Project; the SUD would outline the land use controls for the Project site. The rezoning would also including rezoning portions of land under Recreation and Park jurisdiction from M-1 and M-2 to P (Public), which is the appropriate zoning designation for park land. Similarly, this rezoning includes redesignating RPD land from a 40-X Height and Bulk designation to OS (Open Space).

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 statement of overriding considerations and a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings, statement of overriding considerations and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, the Commission by Resolution No. 20250 found that the Project, including the actions contemplated in this Resolution, is on balance consistent with the General Plan and the eight Priority Policies of Planning Code Section 101.1. That Resolution is 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 Planning Code Text and Map 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 establish the India Basin SUD, and make other related Planning Code Map amendments.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the Planning Code Text Amendments and Zoning Map Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Planning Code Amendments would help implement the India Basin Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, parks and open space, and other related uses.
2. The Planning Code Amendments would help implement the India Basin Project, which in turn will provide employment opportunities for local residents during construction and occupancy, as well as community facilities and parks for new and existing residents.
3. The Planning Code 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, and connect existing neighborhoods to the southeast Waterfront.
4. The Planning Code 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 Planning Code 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. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.
6. The Planning Code Amendments would clarify that the subject land under the jurisdiction of the Recreation and Parks Department is intended for park and open space use, consistent with the newly designated P and OS Use and Height and Bulk Designations.

AND BE IT FURTHER RESOLVED, that the Commission finds the India Basin Planning Code Amendments are in conformity with the General Plan and Planning Code Section 101.1 as set forth in Resolution No. 20250.

AND BE IT FURTHER RESOLVED, that the Commission hereby recommends that the Board of Supervisors include the following additional provision and corrections within the Draft Ordinance:

Section 249.84(f) Definitions: add to the end of the Minor Modification definition:

Notwithstanding the forgoing, minor modifications shall also include modifications of up to 50% for the usable space requirement for buildings on F3, F4, F5, F6 and F8 and identified in the DSG.

Section 249.84(h)(8) Usable Open Space: add the following to the end of the subsection:

Dimensional requirements for of Planning Code Section 135 shall not be required here.

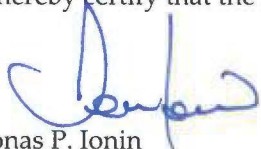
Correct the following to Section 3 of the Draft Ordinance:

(d) To change the Zoning Map (ZN09) from M-2 (Heavy Industrial) to P:

<u>4646/002, 003, 003A, 019</u>	<u>NC-2</u>	<u>P</u>
<u>4596 / 025; 4597/ 025</u>	<u>M-2</u>	<u>P</u>

AND BE IT FURTHER RESOLVED, that the Commission hereby recommends that the Board of Supervisors adopt the India Basin Planning Code and Zoning Map Amendments, in substantially the form attached hereto as Exhibit A.

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



Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards

NOES: None

ABSENT: Hillis, Moore

ADOPTED: July 26, 2018