

File No. 180680 Committee Item No. 2  
 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 type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <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                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <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                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

**OTHER (Use back side if additional space is needed)**

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|-------------------------------------|--------------------------|---------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Figures 249.84            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral CEQA 070318      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral PC 070318        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral SBC 070318       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral FYI 070318       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral PC 073018        |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral SBC 073018       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral FYI 073018       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CEQA Determination 080118 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hearing Notice 091718     |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                     |

Completed by: Erica Major Date September 14, 2018

Completed by: Erica Major Date \_\_\_\_\_

1 [Planning Code, Zoning Map - India Basin Special Use District]

2  
3 **Ordinance amending the Planning Code to establish the India Basin Special Use**  
4 **District, located generally at Innes Avenue between Griffith Street and Earl Street,**  
5 **along the India Basin shoreline, in the southeast part of San Francisco; amending the**  
6 **Planning Code by amending the Zoning Map to change zoning designations, height**  
7 **districts, and add the India Basin Special Use District; and making findings under the**  
8 **California Environmental Quality Act, findings of consistency with the General Plan and**  
9 **the eight priority policies of Planning Code, Section 101.1, and findings of public**  
10 **necessity, convenience, and welfare under Planning Code, Section 302.**

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

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

19 Section 1. Planning and Environmental Findings.

20 (a) In companion legislation adopting a Development Agreement associated with the  
21 India Basin Mixed-Use project, the Board of Supervisors adopted environmental findings  
22 pursuant to the California Environmental Quality Act (CEQA) (California Public Resources  
23 Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et  
24 seq.), and Chapter 31 of the Administrative Code. The Board of Supervisors adopts these  
25 environmental findings as though fully set forth herein in relation to this ordinance. A copy of

1 said companion legislation is in Board of Supervisors File No. 180681 and it and its  
2 environmental findings are incorporated herein by reference.

3 (b) In companion legislation adopting General Plan amendments associated with the  
4 India Basin Mixed-Use project, the Board of Supervisors adopted findings that the actions  
5 contemplated in this ordinance are consistent, on balance, with the City's General Plan and  
6 eight priority policies of Planning Code Section 101.1. The Board incorporates these findings  
7 by reference and adopts these findings as its own. A copy of said companion legislation is in  
8 Board of Supervisors File No. 180681.

9 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
10 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
11 in Planning Commission Resolution No. 20251 and adopted on July 26, 2018, and the Board  
12 adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the  
13 Board of Supervisors in File No. 180681 and is incorporated herein by reference.

14  
15 Section 2. The Planning Code is hereby amended by adding Section 249.84, to read  
16 as follows:

17 **SEC. 249.84. INDIA BASIN SPECIAL USE DISTRICT.**

18 (a) Purpose and Boundaries. A Special Use District entitled the "India Basin Special Use  
19 District" (SUD) is hereby established, located generally at Innes Avenue between Griffith Street and  
20 Earl Street, along the India Basin shoreline, in the southeast part of San Francisco. The precise  
21 boundaries of the SUD are shown on Sectional Map SU09 of the Zoning Map. The purpose of this SUD  
22 is to implement the Development Agreement for the India Basin Mixed-Use Project (Project), approved  
23 by the Board of Supervisors in the ordinance in Board File No. \_\_\_\_\_ . The Project will provide  
24 several benefits to the City, such as a significant amount of open space, increased public access,  
25

1 commercial space, extensive infrastructure improvements, and affordable housing, while creating jobs,  
2 housing, and a vibrant community.

3 (b) **Public Trust.** Within this SUD, certain property is or will be subject to the public trust for  
4 commerce, navigation, and fisheries (the Public Trust) in accordance with a public trust exchange and  
5 title settlement agreement with the State of California. The Port of San Francisco (Port) has  
6 jurisdiction over the Public Trust property, with the right to prohibit uses that are not consistent with  
7 the Public Trust. The Port also shall issue permits for any improvements on the Public Trust property,  
8 subject to any delegation by the Port to another City agency. The Recreation and Park Department  
9 will operate and maintain the public parks and open spaces located on Public Trust property, in  
10 accordance with an agreement with the Port and in accordance with the open space covenant attached  
11 to the Development Agreement (Open Space Covenant). The Planning Commission has jurisdiction  
12 over the permitting for any development of property within the SUD that is not subject to the Public  
13 Trust.

14 (c) **Relationship to Design Standards and Guidelines.** The Design Standards and Guidelines  
15 (DSG), as may be periodically amended, are incorporated into this SUD and set forth standards and  
16 guidelines applicable within the SUD. A copy of the DSG is on file with the Planning Department and  
17 is available on its website. This SUD and the DSG shall be read and construed together so as to avoid  
18 any conflict to the greatest extent possible. If there is an unavoidable conflict between the SUD and the  
19 DSG, the SUD shall prevail. The Planning Director may make adjustments to the DSG for areas within  
20 the Planning Commission's jurisdiction, provided any material amendment to the DSG, as determined  
21 by the Planning Director, will be subject to the review and approval of the Planning Commission.  
22 Adjustments to the DSG for areas outside of the Planning Commission's jurisdiction, such as  
23 adjustments to the public right-of-ways, public infrastructure, or recreational facilities within the  
24 parks, may be made by the Public Works Director, the San Francisco Public Utilities Commission  
25 General Manager, or the Recreation and Park Department General Manager, as applicable, subject to

1 the requirements of the Development Agreement and the Open Space Covenant and following  
2 consultation with the Planning Director.

3 (d) Relationship to Other Planning Code Provisions. Applicable provisions of the Planning  
4 Code shall control except as otherwise provided in this SUD, the DSG within the control of the  
5 Planning Commission or Recreation and Park Commission, and the Development Agreement (for so  
6 long as the Development Agreement is in effect). In the event of a conflict between other provisions of  
7 the Planning Code and the DSG or this SUD (and further subject to subsection (e) below), this SUD  
8 shall control first, followed by the DSG and the Planning Code.

9 (e) Relationship to the Development Agreement. This SUD shall be read and construed  
10 consistent with the Development Agreement, and all development within the Project Site shall satisfy  
11 the requirements of the Development Agreement for so long as it remains in effect for each part of the  
12 Project Site. As described in the Development Agreement, the Project is divided into Development  
13 Phases, and no development may occur within a Development Phase until after the Planning  
14 Department issues a Development Phase Approval. Upon expiration or termination of the  
15 Development Agreement for any part of the Project Site, any new development, other than replacement  
16 of what was built under the Development Agreement, shall require a conditional use approval under  
17 Section 303 of this Code.

18 (f) Definitions. If not expressly superseded by definitions set forth in this Section 249.84 the  
19 DSG, or the Development Agreement, all definitions, procedures, and requirements of the Planning  
20 Code shall apply to this SUD. The following definitions shall govern interpretation of this Section:

21 "Applicant" means the owner or authorized agent of the owner of a parcel that applies for an  
22 approval under this SUD.

23 "Building Standards" means the standards applicable to Vertical Improvements and any  
24 associated privately-owned open spaces within the SUD, consisting of the standards specified in  
25 subsection (h) below and the standards identified as such in the DSG. It does not mean Building Code

1 requirements under either the California, the San Francisco, or the Port of San Francisco Building  
2 Codes, which this SUD and the DSG do not override.

3 “Development Agreement” shall mean the Development Agreement By and Between the City  
4 and County of San Francisco and India Basin Investment LLC, a California limited liability company,  
5 Relative to the Development Known as India Basin Mixed-Use Project, approved by the Board of  
6 Supervisors in the ordinance in Board File No. \_\_\_\_\_, as it may be amended from time to time.

7 “Development Phase” and “Development Phase Approval” have the meaning set forth in the  
8 Development Agreement.

9 “General Manager” means the General Manager of the Recreation and Park Department.

10 “Horizontal Development” or “Horizontal Improvements” means all improvements and  
11 construction required to prepare land for Vertical Improvements, including streets, right-of-ways,  
12 utility lines, and infrastructure to serve development lots, transit improvements, public parks and open  
13 spaces, bicycle paths, and shoreline improvements. Horizontal Development shall include all Public  
14 Improvements and all Privately-Owned Community Improvements, as those terms are defined in the  
15 Development Agreement.

16 “India Basin DSG” or “DSG” shall mean the document adopted by Planning Commission  
17 Motion \_\_\_\_\_, as may be amended from time to time. The DSG is incorporated into this SUD by  
18 reference.

19 “Major Modification” means a deviation of 10% or more from any dimensional or numerical  
20 standard in this SUD or in the DSG, except as explicitly prohibited per subsection (i) below.

21 “Minor Modification” means a deviation of less than 10% from any dimensional or numerical  
22 standard in this SUD or in the DSG, except as explicitly prohibited per subsection (i) below, or any  
23 deviation from any non-numerical standard in the DSG.

24 “Privately-Owned Community Improvement” shall mean a facility that is privately owned and  
25 privately maintained, at no cost to the City, for the public benefit, that is not dedicated to the City. The

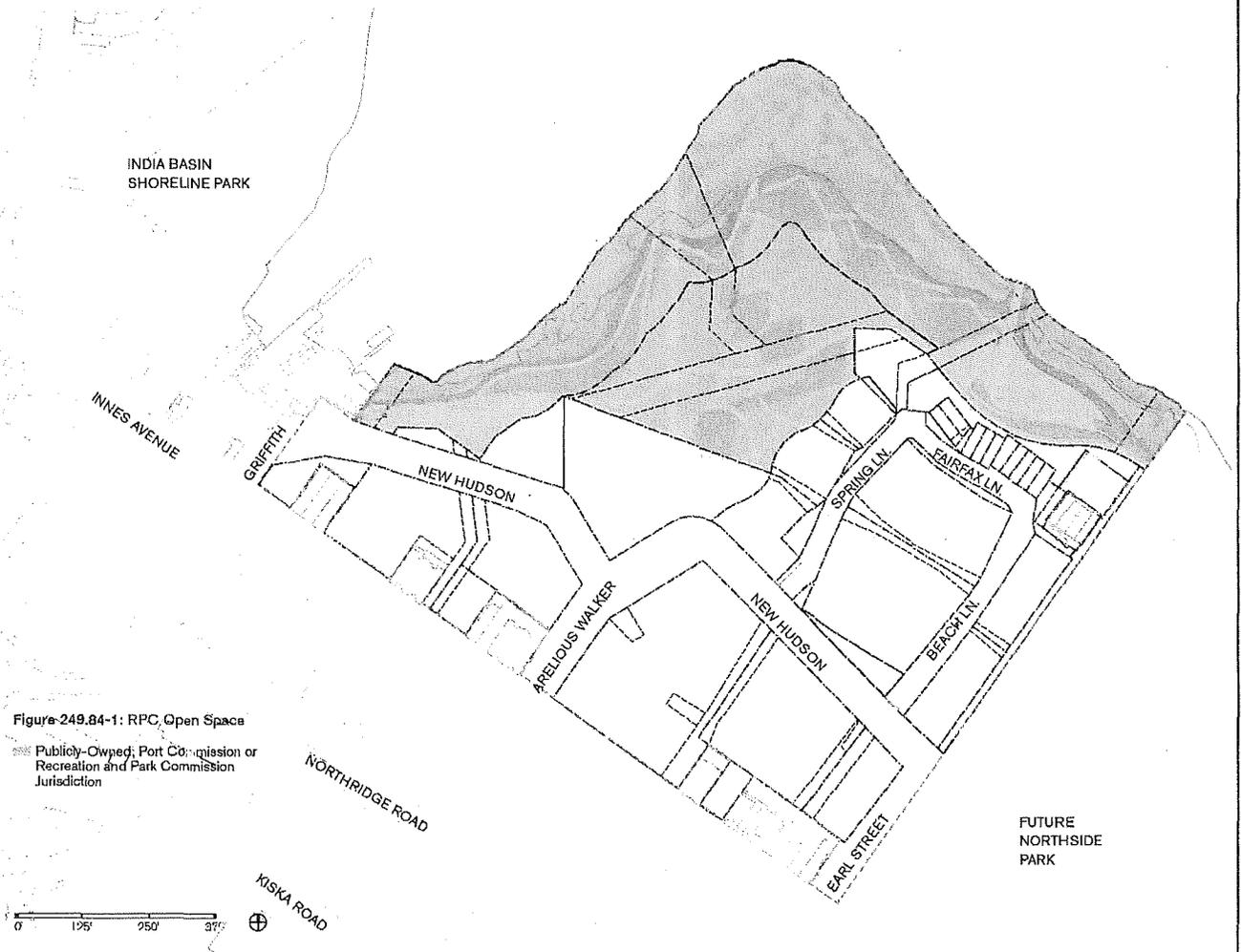
1 Privately-Owned Community Improvements include certain right-of-ways, pedestrian paths and bicycle  
2 lanes, open spaces, the public market, and storm drain facilities, as more particularly described in the  
3 Development Agreement.

4 “Project Site” has the meaning set forth in the Development Agreement.

5 “Public Improvements” means the facilities, both on- and off-site, to be improved, constructed,  
6 and dedicated by Developer and, upon completion in accordance with the Development Agreement,  
7 accepted by the City. Public Improvements include the streets within the Project Site described in the  
8 Development Agreement, and all infrastructure and public utilities within the accepted streets (such as  
9 gas, electricity, and water and sewer lines, but excluding any non-municipal utilities), as well as  
10 sidewalks, bicycle lanes, street furniture, paths, and intersection improvements (such as curbs,  
11 medians, signaling, traffic controls devices, signage, and striping). Public Improvements also include  
12 the Parks and Open Spaces, the SFPUC Infrastructure, and the SFMTA Infrastructure, as those terms  
13 are defined in the Development Agreement. The Public Improvements do not include Privately-Owned  
14 Community Improvements.

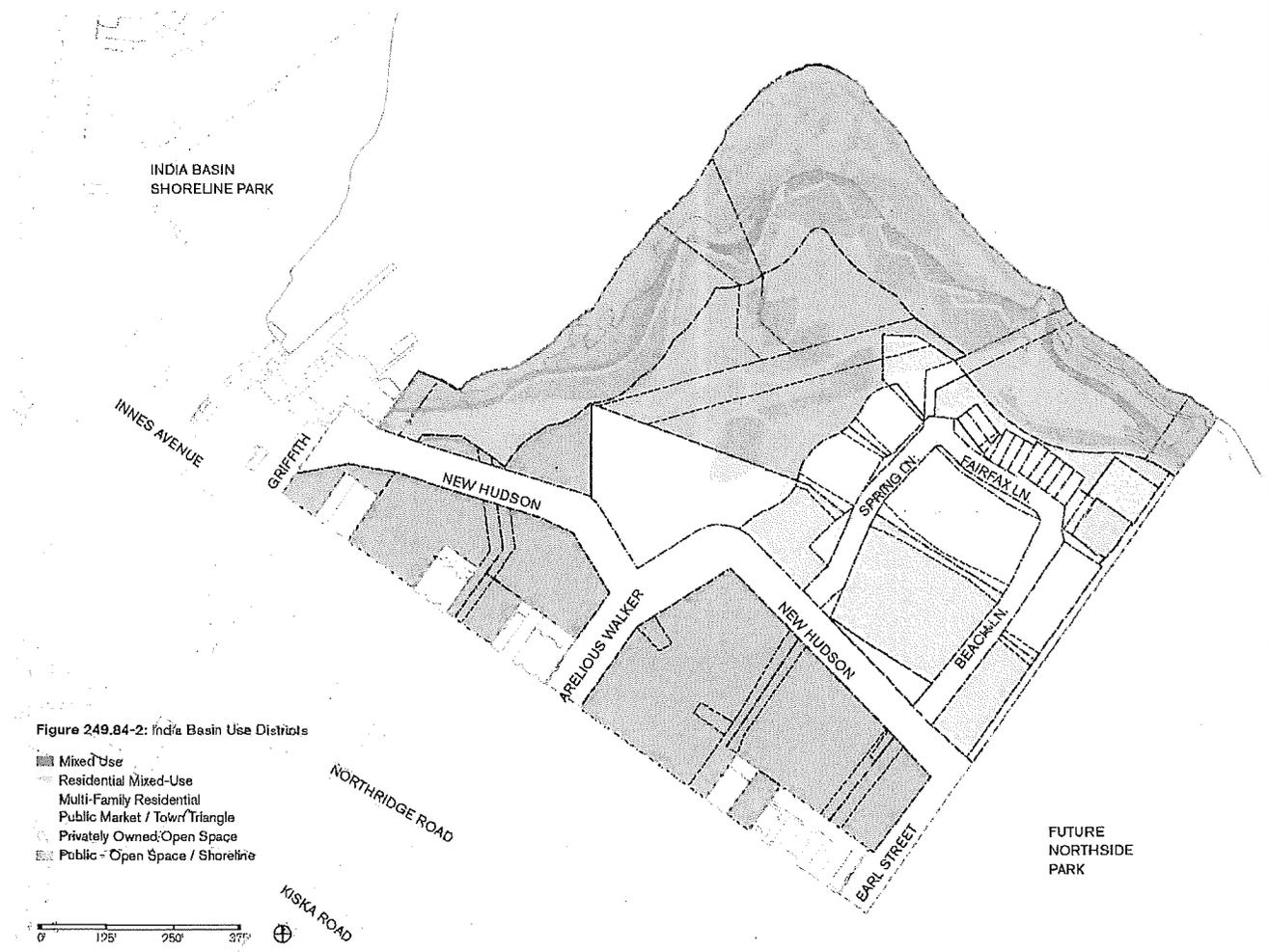
15 “RPC Open Space” means publicly-owned areas within the SUD that are within the jurisdiction  
16 of the Port Commission or the Recreation and Park Commission, as depicted on Figure 249.84-1: RPC  
17 Open Space.

**Figure 249.84-1: RPC Open Space**



“Vertical Development” or “Vertical Improvements” means new construction of a building and any later expansion or addition to a previously approved building, where the building is located within the Mixed-Use, Residential Mixed-Use, Multi-Family Residential, or Public Market land use districts within the SUD shown in Figure 249.84-2: India Basin Use Districts.

**Figure 249.84-2: India Basin Use Districts**



**(g) Uses.**

**(1) Permitted Uses.** *The following uses set forth in Table 249.84-1: India Basin Uses shall be permitted as indicated within the different use districts of the SUD, where P means Permitted Use and NP means Non-permitted Use.*

**Table 249.84.1: India Basin Uses**

<u>Use</u>	<u>Mixed Use</u>	<u>Residential Mixed-Use</u>	<u>Multi-Family Residential</u>	<u>Public Market / Town Triangle</u>	<u>Privately Owned Open Space</u>

1	<u>Agriculture Use</u>	<u>P (1,2)</u>	<u>P (1,2)</u>	<u>P (1,2)</u>	<u>P (1)</u>	<u>P (1)</u>
2	<u>Automotive Use</u>	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP</u>	<u>NP</u>
3						
4	<u>Entertainment, Arts &amp;</u>	<u>P (4,5)</u>	<u>P (4,5)</u>	<u>P (5,6)</u>	<u>P (5, 6)</u>	<u>NP</u>
5	<u>Recreation Use</u>					
6	<u>Industrial Use</u>	<u>NP (7)</u>	<u>NP (7, 8)</u>	<u>NP (3)</u>	<u>NP</u>	<u>NP</u>
7						
8	<u>Institutional Use</u>	<u>P (9)</u>	<u>P (10)</u>	<u>P (10,11)</u>	<u>NP (12)</u>	<u>NP</u>
9						
10						
11	<u>Residential Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12						
13	<u>Sales and Services,</u>	<u>P (13)</u>	<u>P (13)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Non-Retail Use</u>					
15	<u>Sales and Services,</u>	<u>P (14)</u>	<u>P (14, 15)</u>	<u>NP</u>	<u>NP (16)</u>	<u>NP</u>
16	<u>Retail Use</u>					
17	<u>Utility and</u>	<u>NP (17,</u>	<u>NP (17,</u>	<u>NP (17,</u>	<u>NP (18)</u>	<u>NP (18)</u>
18	<u>Infrastructure Use</u>	<u>18)</u>	<u>18)</u>	<u>18)</u>		

Notes:

1. Use permitted with the exception of Large Scale Urban Agriculture and Industrial Agriculture.
2. Use permitted with the exception of Greenhouses.
3. Use not permitted with the exception of Public and Private Parking facilities.
4. Use permitted with a maximum limit of three screens for any Movie Theater use.
5. Use permitted with the exception of Livery Stables and Sports Stadiums.

1 6. Use permitted with the exception of Movie Theater and Nighttime Entertainment.

2 7. Use not permitted with the exception of Cat Boarding, Kennel, Light Manufacturing, Metal  
3 Working, Parcel Trade Office, Trade Shop, Animal Processing I, and Food Fiber and Beverage  
4 Processing.

5 8. Use not permitted except on Ground Floor.

6 9. Cannabis Dispensary permitted with Conditional Use.

7 10. Use permitted with the exception of Cannabis Dispensary and Hospital.

8 11. Use Permitted with the exception of Job Training, Trade School and Post-secondary  
9 Educational Institution.

10 12. Use not permitted with the exception of Public Facilities.

11 13. Use permitted with the exception of Laboratory, Life Sciences, Commercial Storage,  
12 Wholesale Sales, and Wholesale Storage.

13 14. Use permitted with the exception of Adult Business, Mortuary, Limited Financial Services,  
14 Motel, Self-Storage and Tobacco Paraphernalia Store.

15 15. Use permitted with the exception of Animal Hospital, Fringe Financial Services.

16 16. Use not permitted with the exception of Grocery, Food and Beverage uses.

17 17. Use not permitted with the exception of Internet Service Exchange, Wireless  
18 Telecommunication Services (WTS) Facility, which shall be permitted with a Conditional Use permit.

19 18. Use not permitted with the exception of Utility Installation.

20 (2) Uses within RPC Open Space. Subject to the limitations imposed by the Public  
21 Trust, uses within RPC Open Space shall be subject to review under Planning Code section 211, which  
22 controls land uses within P (Public) Districts. Notwithstanding Planning Code Sections 211, 211.1,  
23 and 211.2, the following uses shall be considered principally permitted: concessionaire stands and  
24 infrastructure as described in the Development Agreement and the DSG.

1           (3) Temporary Uses. Subject to the limitations imposed by the Public Trust, any of the  
2 following temporary uses (collectively, Temporary Uses) may be authorized by the General Manager  
3 for uses located within the RPC Open Space or the Planning Director for uses located within the SUD  
4 but outside the RPC Open Space without a public hearing for a period not to exceed 90 days: booths  
5 for charitable, patriotic, or welfare purposes; markets; exhibitions, festivals, circuses, musical and  
6 theatrical performances, and other forms of live entertainment including setup/load-in and  
7 demobilization/load-out; athletic events; open-air sales of agriculturally-produced seasonal  
8 decorations such as Christmas trees and Halloween pumpkins; meeting rooms and event staging;  
9 mobile food on private property; and temporary retail establishments. Such authorization may be  
10 extended for another 90 days, as approved by the General Manager or Planning Director, as  
11 applicable. The General Manager (for uses located within the RPC Open Space) or the Planning  
12 Director (for uses located outside the RPC Open Space) may authorize recurring Temporary Uses,  
13 such as a weekly farmers market, under a single authorization. All such uses on the public right-of-way  
14 are subject to permitting as required under the Municipal Code.

15           (4) Interim Uses. Subject to the limitations imposed by the Public Trust, interim uses  
16 for a period not to exceed five years may be authorized by the General Manager (for uses located  
17 within the RPC Open Space) or the Planning Director (for uses located outside the RPC Open Space)  
18 without a public hearing if the General Manager or Planning Director, as applicable, finds that such  
19 Interim Use will not impede orderly development consistent with this SUD, the DSG, and the  
20 Development Agreement. Additional time for such uses may be authorized upon a new application.  
21 Any Interim Use listed in this subsection (g)(4) that is integral to development under the Development  
22 Agreement, as determined by the General Manager or Planning Director, as applicable, shall not  
23 require separate authorization as an Interim or Temporary use (for example, uses incidental to  
24 environmental clean-up, demolition and construction, storage, and automobile and truck parking and  
25 loading related to construction activities). Any authorization granted pursuant to this subsection (g)(4)

1 shall not exempt the applicant from obtaining any other permit required by law. All such uses on the  
2 public right-of-way are subject to permitting as required under the Municipal Code. In addition to  
3 temporary uses integral to the development, Interim Uses shall include, but are not limited to:

4 (A) Retail activities, which may include the on-site assembly, production, or sale  
5 of food, beverages, and goods, the operation of restaurants or other retail food service in temporary  
6 structures, outdoor seating, food trucks, and food carts;

7 (B) Temporary art installations, exhibits, and sales;

8 (C) Recreational facilities and uses (such as play and climbing structures and  
9 outdoor fitness classes);

10 (D) Motor vehicle and bicycle parking, if accessory to other permitted,  
11 temporary, or interim uses;

12 (E) On-site assembly and production of goods in enclosed or unenclosed  
13 temporary structures;

14 (F) Educational activities, including but not limited to after-school day camp and  
15 activities;

16 (G) Site management service, administrative functions, and customer amenities  
17 and associated loading;

18 (H) Rental or sales offices incidental to new development;

19 (I) Entertainment uses, both unenclosed and enclosed; which may include  
20 temporary structures to accommodate stages, seating, and support facilities for patrons and  
21 operations; and

22 (J) Trailers, recreational vehicles, or other temporary housing for construction  
23 workers, seasonal labor, or other workforce employment needs.

24 (5) **Nonconforming Uses.** The Planning Director and the General Manager may allow  
25 the reasonable continuance, modification, or expansion of existing uses and structures that do not

1 comply with this Section 249.84 or the DSG upon a determination that the use would not impede the  
2 orderly development of the SUD consistent with this Section and the Development Agreement.

3 (6) Ground Floor Use Requirements. Ground Floor Uses are required as indicated in  
4 Table 249.84-2: Types of Ground Floor Uses and Figure 249.84-3: Ground Floor Uses, below. Such  
5 uses cannot face a public right-of-way or public open space with non-transparent walls or involve the  
6 storage of goods or vehicles at a rate greater than 15% of the required frontage length, as further  
7 governed by the Ground Floor Use Requirements in the DSG.

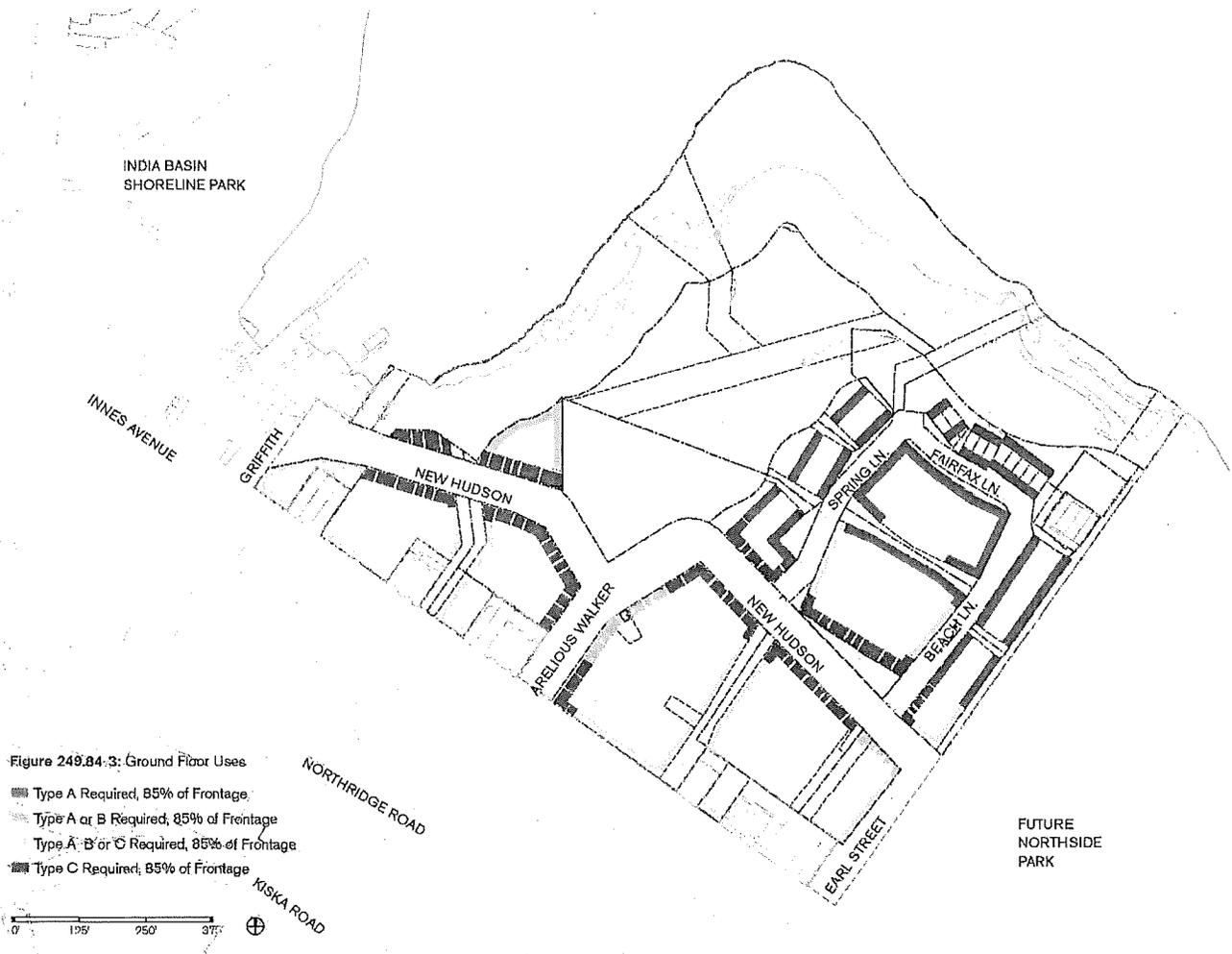
8 Table 249.84-2: Types of Ground Floor Uses

9

<u>Ground Floor Use Type</u>	<u>Allowed Use Categories (can be principal, conditional, or accessory)</u>
<u>Type A</u>	<u>Entertainment, Arts, and Recreation Uses, Sales and Services, Retail Uses</u>
<u>Type B</u>	<u>Sales and Services, Non- Retail and Institutional Use</u>
<u>Type C</u>	<u>Residential Use Category</u>

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**Figure 249.84-3: Ground Floor Uses**



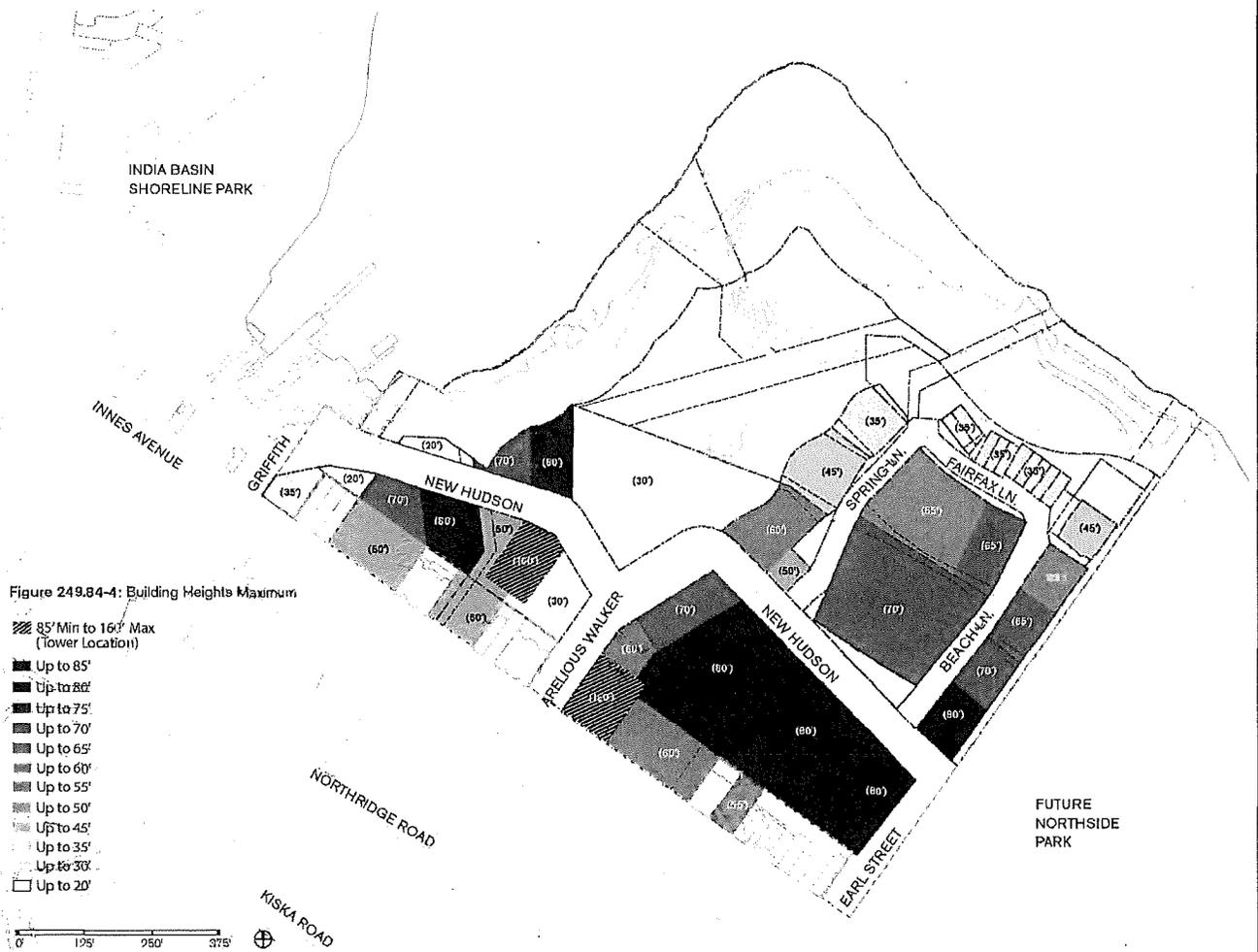
(h) **Building Standards.** Building Standards shall be as follows, unless modified in accordance with subsections (i)(2) or (i)(3), below.

(1) **Residential Unit Density.** There shall be no residential unit density limit within this **SUD.**

(2) **Floor Area Ratio.** There shall be no floor-area-ratio limit within this **SUD.**

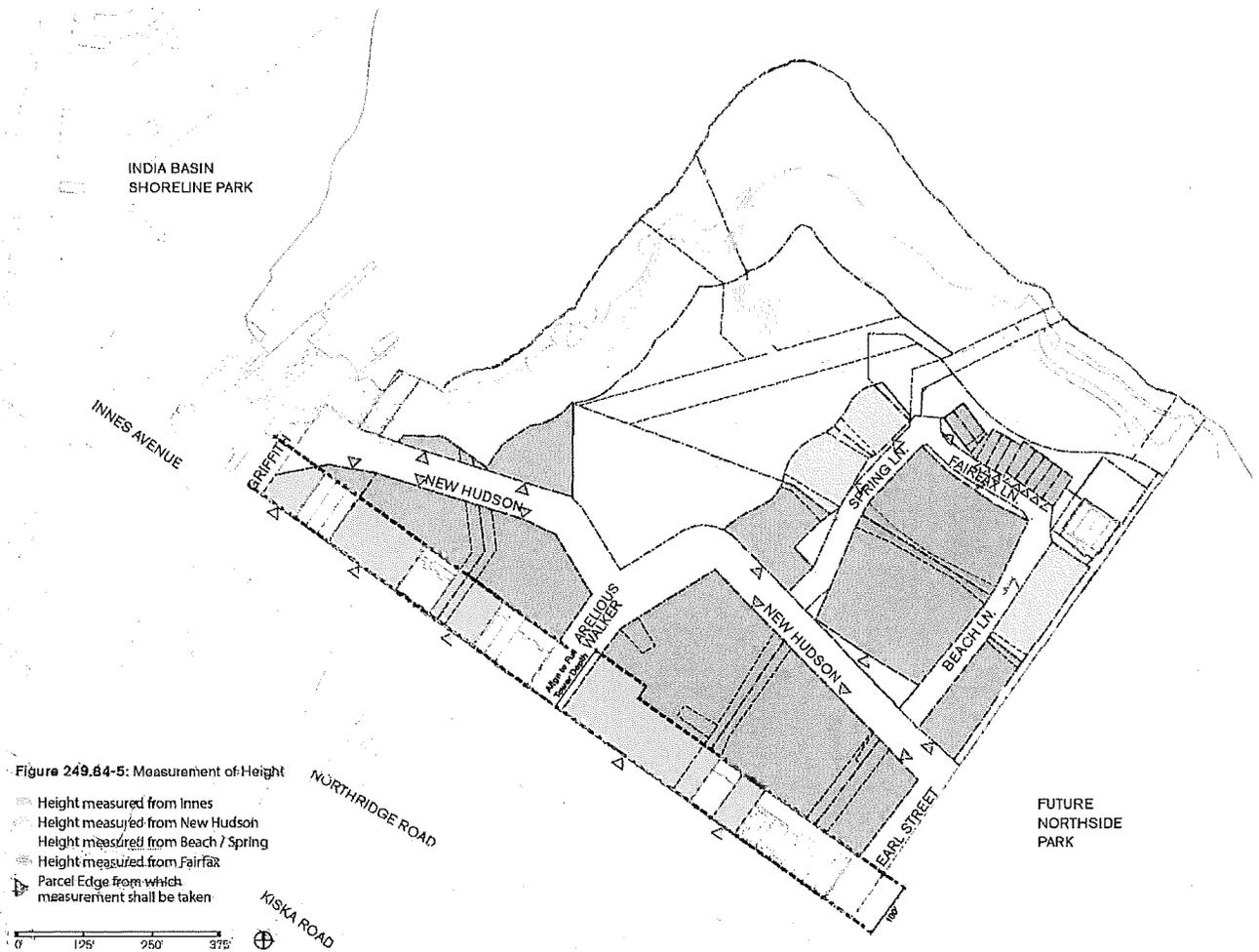
(3) **Building Height.** The height limits shall be as set forth on Sectional Map HT09 of the Zoning Map and as further limited and detailed in Figure 249.84-4: Building Heights Maximum, and as further governed by the DSG.

**Figure 249.84-4: Building Heights Maximum**



(4) Measurement of Height. Buildings shall be measured from predetermined points as provided in Figure 249.84-5: Measurement of Height and as further set forth in Chapter 5 of the DSG. Portions of the Site within the "OS" Height designations shall be subject to the same requirements and review procedures of other properties throughout San Francisco with an "OS" Height and Bulk designation.

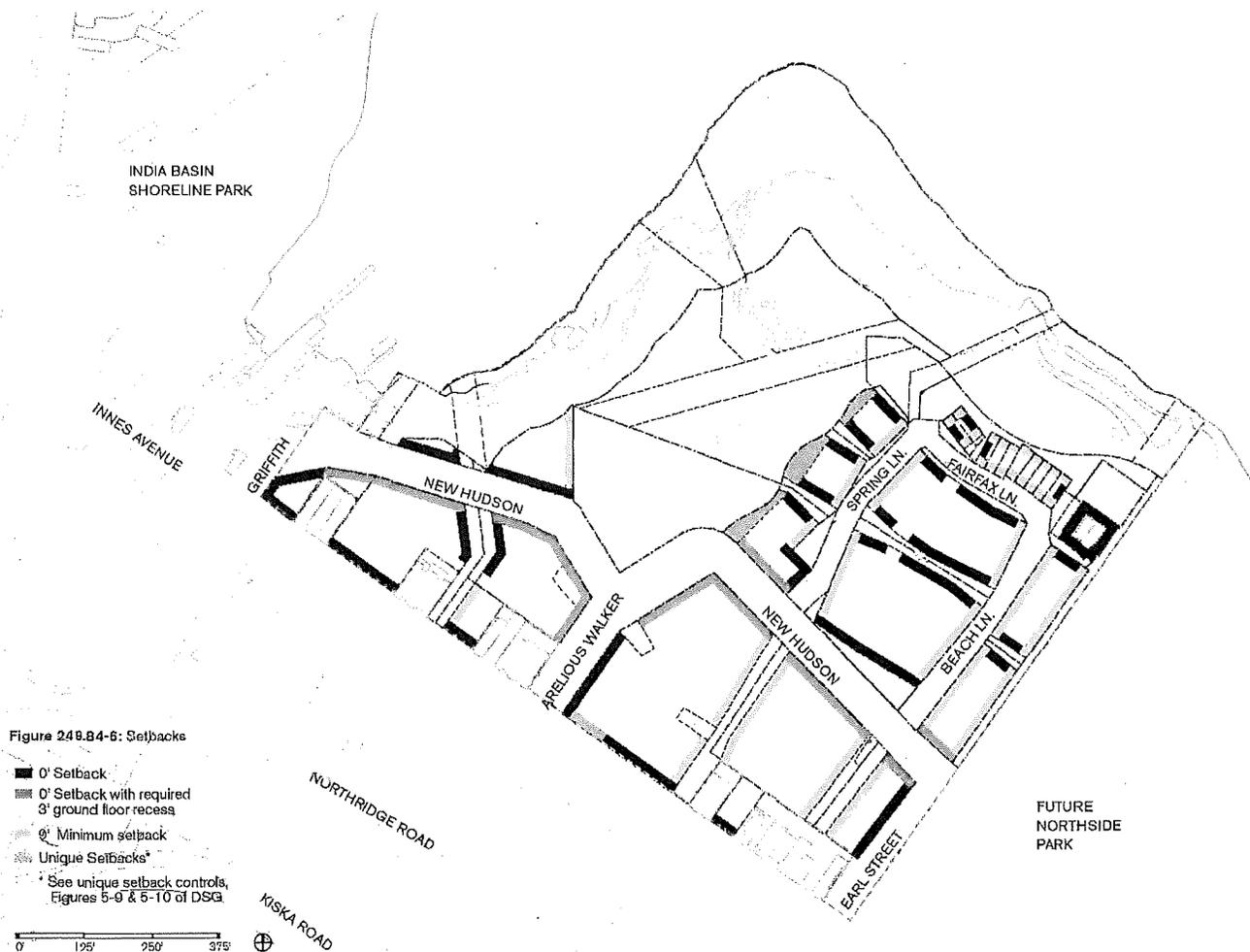
**Figure 249.84-5: Measurement of Height**



(5) **Bulk.** No building dimension shall be greater than 270 feet along any public right-of-way or public open space. No portion of any building above 80 feet in height shall have a dimension greater than 130 feet. Buildings shall also meet the DSG requirements for building modulation and sculpting.

(6) **Setbacks.** Buildings shall be set back from or built to the respective right-of-ways as shown in Figure 249.84-6: Setbacks, and as further governed by the DSG.

**Figure 249.84-6: Setbacks**



(7) Rear Yard. There shall be no rear yard requirement within the India Basin SUD.

(8) Usable Open Space. In addition to any publicly-accessible open spaces described in the DSG, a minimum of 36 square feet of open space if private, or 48 square feet of open space if common, shall be provided for each dwelling unit. Such open space may be on the ground, on decks, balconies, porches, or other facilities and shall be provided on the same development block as the unit to be served. The standards for open spaces shall be governed by the DSG. Notwithstanding the above, dwelling units within "the Cove" portion of the site, as described in the Development Agreement and

1 shown in Figure 1-38 of the DSG, are exempt from this usable open space requirement, given their  
2 immediate adjacency to “the Market Place” open space.

3 (9) Minimum Dwelling Unit Exposure. All required dwelling unit windows and  
4 openings as defined by Section 504: Light and Ventilation of the San Francisco Housing Code shall  
5 face directly on an open area such as a public street, laneway, parcel break, trail, or unobstructed open  
6 space, for a minimum horizontal clear dimension of 25 feet, measured perpendicularly from the  
7 required window or opening face, as further provided in the DSG.

8 (10) Maximum Off-Street Parking. The standards for off-street parking shall be  
9 governed by the DSG. Off-Street parking is not required and shall be limited to the following maximum  
10 ratios:

11 Table 249.84-3: Maximum Off-Street Parking Ratios per Land Use

<u>Land Use</u>	<u>Off-Street Parking Ratio</u>
<u>Residential</u>	<u>1 space: 1 unit</u>
<u>Office</u>	<u>1 space: 1,200 gross square feet</u>
<u>Retail, except General Grocery or Special Grocery Use</u>	<u>1 space: 700 gross square feet</u>
<u>General Grocery or Special Grocery Uses below 20,000 gross square feet</u>	<u>1 space: 500 gross square feet</u>
<u>General Grocery or Special Grocery Uses with 20,000 gross square feet or more</u>	<u>1 space: 250 gross square feet</u>

22  
23 Pursuant to subsection (l)(4), parking amounts may be greater on a parcel-by-parcel basis than  
24 otherwise allowed by Table 249.84-3, but not to exceed 1,800 off-street parking spaces in the SUD.

25 Notwithstanding the maximum off-street parking ratios established in Table 249.84-3, up to 225 public

1 parking spaces may be provided to visitors to India Basin's parks, subject to the 1,800-parking-space  
2 cap.

3 (11) Loading. Off-street loading spaces shall be provided in the following amounts,  
4 and as shown in Table 249.84-4: Loading Spaces, and Figure 249.84-7: Loading Spaces, subject to  
5 modifications in accordance with Section 4.7 of the DSG.

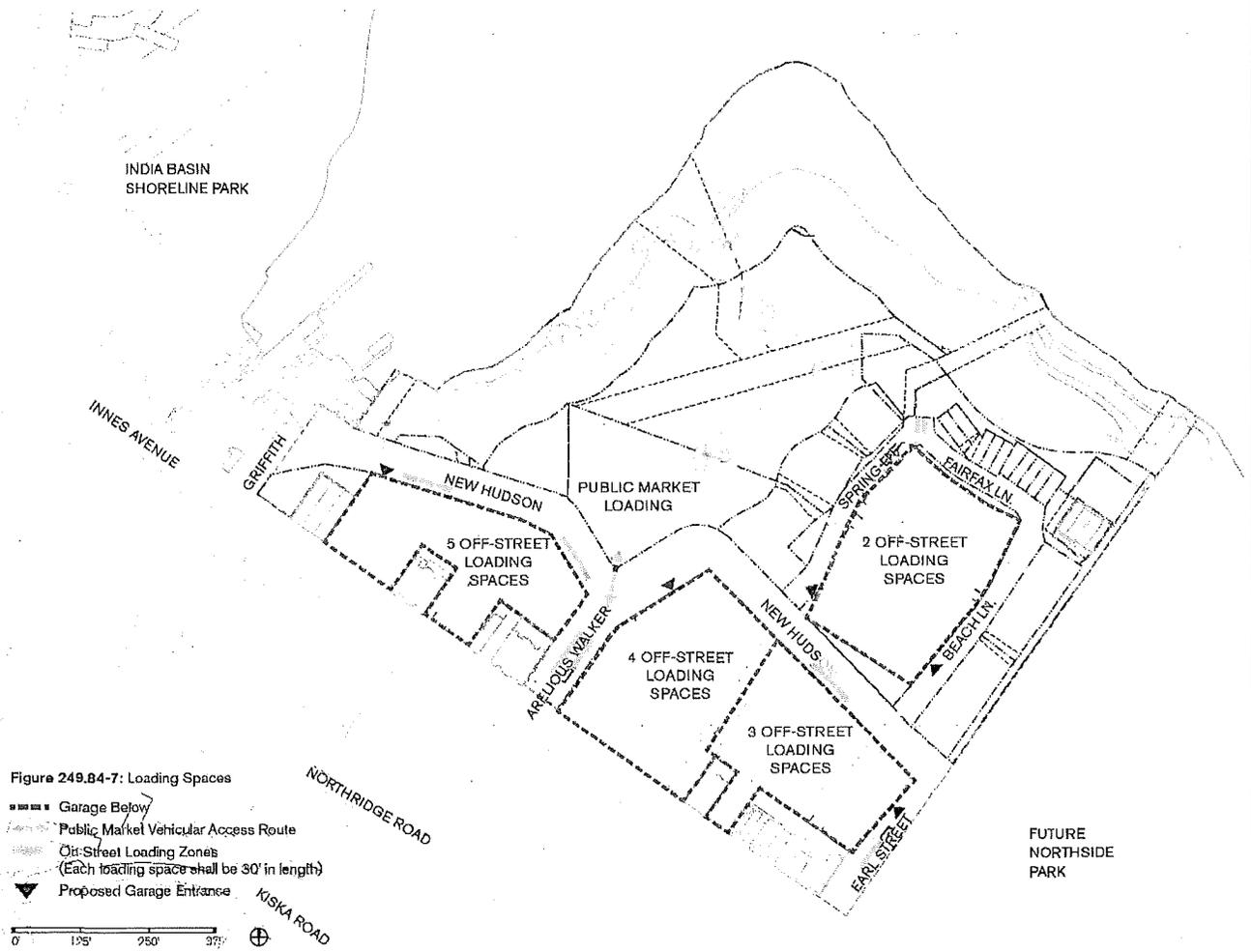
6  
7  
8 Table 249.84-4: Loading Spaces

9

<u>Garage</u>	<u>Loading Spaces</u>
<u>The Cove</u>	<u>5</u>
<u>Hillside</u>	<u>7</u>
<u>Flats</u>	<u>2</u>

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**Figure 249.84-7: Loading Spaces**



(12) Bicycle Parking. The amount of bicycle parking required shall be governed by the Planning Code, but the location and design of the required bicycle parking shall be governed by the DSG and the transportation plan attached to the Development Agreement.

(13) Showers and Lockers. Showers and lockers shall be provided pursuant to the Planning Code.

(14) Permitted Obstructions. Obstructions shall extend no more than three feet within required setbacks and right-of-ways and no more than four feet within required setbacks greater than one foot, as further described in the DSG.

1                   (15) Streetscape Improvements. Implementation of the Rights-of-Way Public Realm  
2 Improvements as described in the DSG shall be required pursuant to the Development Agreement.

3                   (16) Signage. Notwithstanding the signage controls of Article 6 for business and  
4 identifying signs within NC-2 and MUG Districts, the following signage controls shall be applied  
5 within the Mixed Use, Residential Mixed-Use, and Multi-Family Residential districts of this SUD, in  
6 addition to regulation of signs in the DSG:

7                   (A) Freestanding signs are not permitted.

8                   (B) Signs shall be placed no higher than 30feet above grade.

9                   (C) Identifying signs shall be no larger than 10 square feet.

10                   (D) There is no limitation on the area of business signs as long as they meet the  
11 controls of the DSG.

12                   (E) Projecting signs may project no more than 50% of the sidewalk width and  
13 must be oriented perpendicular to the building face.

14                   (17) Inclusionary Housing Requirements. For so long as the Development Agreement  
15 is in effect with respect to a portion of the Project Site, the affordable housing requirements of the  
16 Development Agreement shall govern that portion of the Project Site. Upon expiration or termination  
17 of the Development Agreement as applied to a portion of the Project Site, the then-applicable  
18 affordable housing requirements of the Planning Code shall apply to that portion of the Project Site,  
19 without reference to the date of any earlier environmental review application.

20                   (18) Impact Fees. For so long as the Development Agreement remains in effect with  
21 respect to a portion of the Project Site, the developer impact fees payable for any Vertical Development  
22 on that portion of the Project Site will be determined in accordance with the Development Agreement.  
23 Upon expiration or termination of the Development Agreement as applied to a portion of the Project  
24 Site, the then-applicable developer impact fees in the Planning Code shall apply to that portion of the  
25 Project Site.

1           (i) Modifications to Building Standards and Ground Floor Use Requirements. Modification  
2 of the Building Standards and Ground Floor Use Requirements set forth in this SUD and as more  
3 specifically set forth in the DSG may be approved on a project-by-project basis according to the  
4 procedures set forth below.

5           (1) No Modifications or Variances. No modifications or variances are permitted for  
6 maximum height and maximum off-street parking ratios established in this SUD, except as provided in  
7 subsection (l)(4). Other Building Standards set forth in this SUD or in the DSG may only be modified  
8 as provided in subsections (i)(2) and (i)(3).

9           (2) Minor Modifications. The Planning Director may approve a Minor Modification  
10 administratively in accordance with the procedures set forth in subsection (l).

11           (3) Major Modifications. The Planning Commission shall hear any application for a  
12 Major Modification in accordance with the procedures set forth in subsection (l).

13           (j) Development Phase Approval. The Planning Department shall approve only those  
14 applications for individual building projects that are consistent with a Development Phase Approval.  
15 The Development Phase Approval process, as set forth in the Development Agreement, is to ensure that  
16 all Horizontal Improvements and Vertical Improvements within a Development Phase are consistent  
17 with the Development Agreement and this SUD. The Planning Director shall act on a Development  
18 Phase Application within 60 days after submittal of a complete Development Phase Application.

19           (k) Design Review and Approval. To ensure that Vertical Improvements and Privately-Owned  
20 Community Improvements meet the DSG and Development Agreement requirements, an Applicant shall  
21 submit a design review application and receive approval from the Planning Department, or the  
22 Planning Commission if required, before obtaining any permits for the applicable construction. Design  
23 review and approval for all RPC Open Spaces shall be performed by the Recreation and Park  
24 Department, with Planning Department consultation, subject to the Port's approval for consistency  
25 with the Public Trust for any lands that are subject to the Public Trust. Standards and limitations on

1 design review approval are set forth in the Development Agreement and in subsection (l), below.  
2 Nothing in this Section 249.84 limits the Charter authority of any City department or commission or the  
3 rights of City agencies to review and approve proposed infrastructure as set forth in the Development  
4 Agreement.

5 **(l) Design Review Applications and Process.**

6 (1) Applications. Each design review application shall include the documents and  
7 other materials necessary to determine consistency with this SUD and the DSG, including site plans,  
8 sections, elevations, renderings, landscape plans, and exterior material samples to illustrate the overall  
9 concept design of the proposed buildings. If an Applicant requests a Major or Minor Modification, the  
10 application shall describe proposed changes in reasonable detail, including narrative and supporting  
11 images, if appropriate, and a statement of the purpose or benefits of the proposed changes.  
12 Substitutions should be of equal or superior quality to existing standards.

13 (2) Completeness. Planning Department staff shall review the application for  
14 completeness and advise the Applicant in writing of any deficiencies within 30 days of the date of the  
15 application.

16 **(3) Design Review of Vertical Improvements and Privately-Owned Community**  
17 **Improvements.** Upon a determination of completeness, Planning Department staff shall conduct  
18 design review and prepare a staff report determining compliance with this SUD and the DSG,  
19 including a recommendation regarding any modifications sought. The staff report shall be delivered to  
20 the Applicant and any third parties requesting notice in writing, shall be kept on file, and shall be  
21 posted on the Department's website for public review, within 60 days of the determination of  
22 completeness. If Planning Department staff determines that the design is not compliant with this SUD  
23 or the DSG, the Applicant may resubmit the Application, in which case the requirements of this  
24 subsection (l) for determination of completeness, staff review and determination of compliance, and  
25 delivery, filing, and posting of the staff report, shall apply anew.

1                   **(4) Off-Street Parking.** *Design review applications for Vertical Improvements shall*  
2 *include the requested number of off-street parking spaces sought for the Vertical Improvement. It is the*  
3 *intent of this SUD that at full build-out of all parcels in the SUD, the total number of off-street parking*  
4 *spaces within the SUD shall not exceed the applicable maximum parking ratios specified in Table*  
5 *249.84-3. The maximum parking ratios shall not apply to individual Vertical Improvements or parcels,*  
6 *but shall be considered cumulatively for the Vertical Improvements within the SUD as a whole, as set*  
7 *forth in the Development Agreement. Each application shall include both the individual request for off-*  
8 *street parking related to the specific location and the cumulative number of off-street parking spaces*  
9 *previously approved.*

10                   **(5) Approvals and Public Hearings for Vertical Improvements and Privately-Owned**  
11 **Community Improvements.**

12                   **(A) Vertical Improvements Seeking No Modifications, or Minor Modifications.**  
13 *Within 10 days after the delivery and posting of the staff report on the design review application, the*  
14 *Planning Director shall approve or disapprove the design and any Minor Modifications based on its*  
15 *compliance with this SUD, the DSG, and the General Plan. If the Vertical Improvement is consistent*  
16 *with the numeric standards set forth in this SUD and the DSG, the Planning Director's discretion to*  
17 *approve or disapprove the Vertical Improvement shall be limited to the Vertical Improvement's*  
18 *consistency with the non-numeric elements of the DSG and the General Plan. Notwithstanding any*  
19 *other provisions of this SUD, the Planning Director may, at his or her discretion, refer an Application*  
20 *that proposes a Minor Modification to the Planning Commission if the Planning Director determines*  
21 *that the proposed modification does not meet the intent of the DSG standards.*

22                   **(B) Vertical Improvements Seeking Major Modifications.** *If an application for*  
23 *Vertical Improvements seeks one or more Major Modifications, or if a design review application is*  
24 *otherwise referred to the Planning Commission, the Planning Commission shall calendar the item for a*  
25 *public hearing, subject to any required noticing. The Planning Commission's review shall be limited to*

1 the proposed Major Modification or the modifications referred by the Planning Director for failure to  
2 meet the DSG standards. The Planning Commission shall consider all comments from the public and  
3 the recommendations of the staff report and the Planning Director in making a decision to approve or  
4 disapprove the Vertical Improvement design, including the granting of any Major Modifications.

5 (C) **Notice of Hearings.** In addition to complying with the notice requirements  
6 of the Brown Act and the Sunshine Ordinance, notice of Planning Commission hearings required by  
7 subsection (l)(5)(B) shall be provided as follows:

8 (i) by mail not less than 10 days prior to the date of the hearing, to the  
9 Vertical Improvement applicant, to property owners within 300 feet of the exterior boundaries of the  
10 property that is the subject of the application, using for this purpose the names and addresses as shown  
11 on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested  
12 such notice; and

13 (ii) by posting on the subject property not less than 10 days prior to the  
14 date of the hearing.

15 (m) **Change of Use.** Each building permit application submitted to the Department of Building  
16 Inspection for Vertical Improvements shall be forwarded to the Planning Department. The applicable  
17 department shall review the building permit application for consistency with the authorizations granted  
18 pursuant to this Section 249.84. No building permit may be issued for any Vertical Improvement or for  
19 a permit of Occupancy that would authorize a new use unless the Planning Department determines  
20 such permit is consistent with the Standards set forth in the DSG.

21 (n) **Discretionary Review.** No requests for discretionary review shall be accepted by the  
22 Planning Department or heard by the Planning Commission for any Building in the SUD.

1 Section 3. The Planning Code is hereby amended in accordance with Planning Code  
 2 Section 106 by revising Sectional Map ZN09, Height Map HT09, and Special Use District Map  
 3 SU09 of the Zoning Map, as follows:

4 (a) To change the Zoning Map (ZN09) from M-1 (Light Industrial) to MUG (Mixed-  
 5 Use General):

Assessor's Parcels (Blocks/Lot Numbers)	Land Use District Superseded	New Land Use District
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	M-1	MUG

13 (b) To change the Zoning Map (ZN09) from M-1 to P (Public):

4646/001; 4629A/010; 4630/002	M-1	P
-------------------------------	-----	---

16 (c) To change the Zoning Map (ZN09) from NC-2 (Neighborhood Commercial, Small  
 17 Scale) to P:

4646/002, 003, 003A, 019	NC-2	P
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21 (d) To change the Zoning Map (ZN09) from M-2 (Heavy Industrial) to P:

4646/002, 003, 003A, 019	NC-2	P
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25 (e) To change the Height and Bulk Map (HT09) from 40-X to 20/160-IB:

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Parcels	Height and Bulk District Superseded	New Height and Bulk District
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; 4644/004A, 005, 006, 006A, 007, 008, 009; 4645/003A, 004, 006, 007, 007A, 014, 015	40-X	20/160-IB

(f) To change the Height and Bulk Map (HT09) from 40-X to OS:

Parcels	Height and Bulk District Superseded	New Height and Bulk District
4601/001, 002, 003, 003A, 019; 4629A/101; 4630/002; 4596/026; 4597/026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007	40-X	OS

1 (g) To change the Special Use District Map (SD09) by creating the new India Basin  
 2 Special Use District and assigning the following parcels to be within the India Basin Special  
 3 Use District:

Parcels	Special Use District
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; 4644/004A, 005, 006, 006A, 007, 008, 009; 4645/003A, 004, 006, 007, 007A, 014, 015; 4596/026; 4597/026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007	India Basin Special Use District

11 Section 4: The Figures presented in this ordinance (Figures 249.84-1, 249.84-2,  
 12 249.84-3, 249.84-4, 249.84-5, 249.84-6, and 249.84-7) have been placed in Board of  
 13 Supervisors File No. 180680, and are incorporated herein by this reference.

14  
 15 Section 5. Effective and Operative Dates.

16 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs  
 17 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
 18 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
 19 Mayor's veto of the ordinance.

20 (b) This ordinance shall become operative on its effective date or on the effective date  
 21 of the Development Agreement for the India Basin Mixed-Use project, enacted by the  
 22 ordinance in Board of Supervisors File No. \_\_\_\_\_, whichever date occurs later; provided,  
 23 that this ordinance shall not become operative if the ordinance regarding the Development  
 24 Agreement is not approved.

1 (b) This ordinance shall become operative on its effective date or on the effective date  
2 of the Development Agreement for the India Basin Mixed-Use project, enacted by the  
3 ordinance in Board of Supervisors File No. \_\_\_\_\_, whichever date occurs later; provided,  
4 that this ordinance shall not become operative if the ordinance regarding the Development  
5 Agreement is not approved.  
6

7 APPROVED AS TO FORM:  
8 DENNIS J. HERRERA, City Attorney

9 By:   
10 ANDREA RUIZ-ESQUIDE  
11 Deputy City Attorney

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## LEGISLATIVE DIGEST

[Planning Code, Zoning Map - India Basin Special Use District]

**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 southeast 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.**

### Existing Law

The India Basin Mixed-Use Project (Project) is proposed to be developed on several parcels that are currently designated as Light Industrial (M-1), Heavy Industrial (M-2), Neighborhood Commercial, Small Scale (NC-2) and Public (P), along the India Basin shoreline, in the South-East part of San Francisco.

### Amendments to Current Law

This Ordinance adds Section 249.84 to the Planning Code. Section 249.84 establishes the India Basin Special Use District (SUD), located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the southeast part of San Francisco. The purpose of the SUD is to implement the Development Agreement for the India Basin Mixed-Use Project (Project), approved by the Board of Supervisors in the ordinance introduced contemporaneously with this Planning Code amendment. The Project will provide several benefits to the City, such as a significant amount of open space, increased public access, commercial space, extensive infrastructure improvements, and affordable housing, while creating jobs, housing, and a vibrant community.

The SUD establishes development standards for the Project, in conjunction with the Design Standards and Guidelines (DSG) document. The DSG document is adopted by the Planning Commission, 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-1 (Light Industrial) to M-1 to MUG (Mixed-Use General), and from M-1 and NC-2 to P (Public);
- b) change the height and bulk from 40-X to 20/160 X –IB and OS, and
- c) create the SUD in the sectional map.

The Ordinance provides that it shall become operative on its effective date or on the effective date of the Development Agreement for the India Basin Mixed-Use project, whichever date occurs later; provided, that this Ordinance shall not become operative if the ordinance regarding the Development Agreement is not approved.

#### 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 India Basin 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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**Figure 249.84-1: RPC Open Space**  
 Publicly-Owned: Port Commission or  
 Recreation and Park Commission  
 Jurisdiction

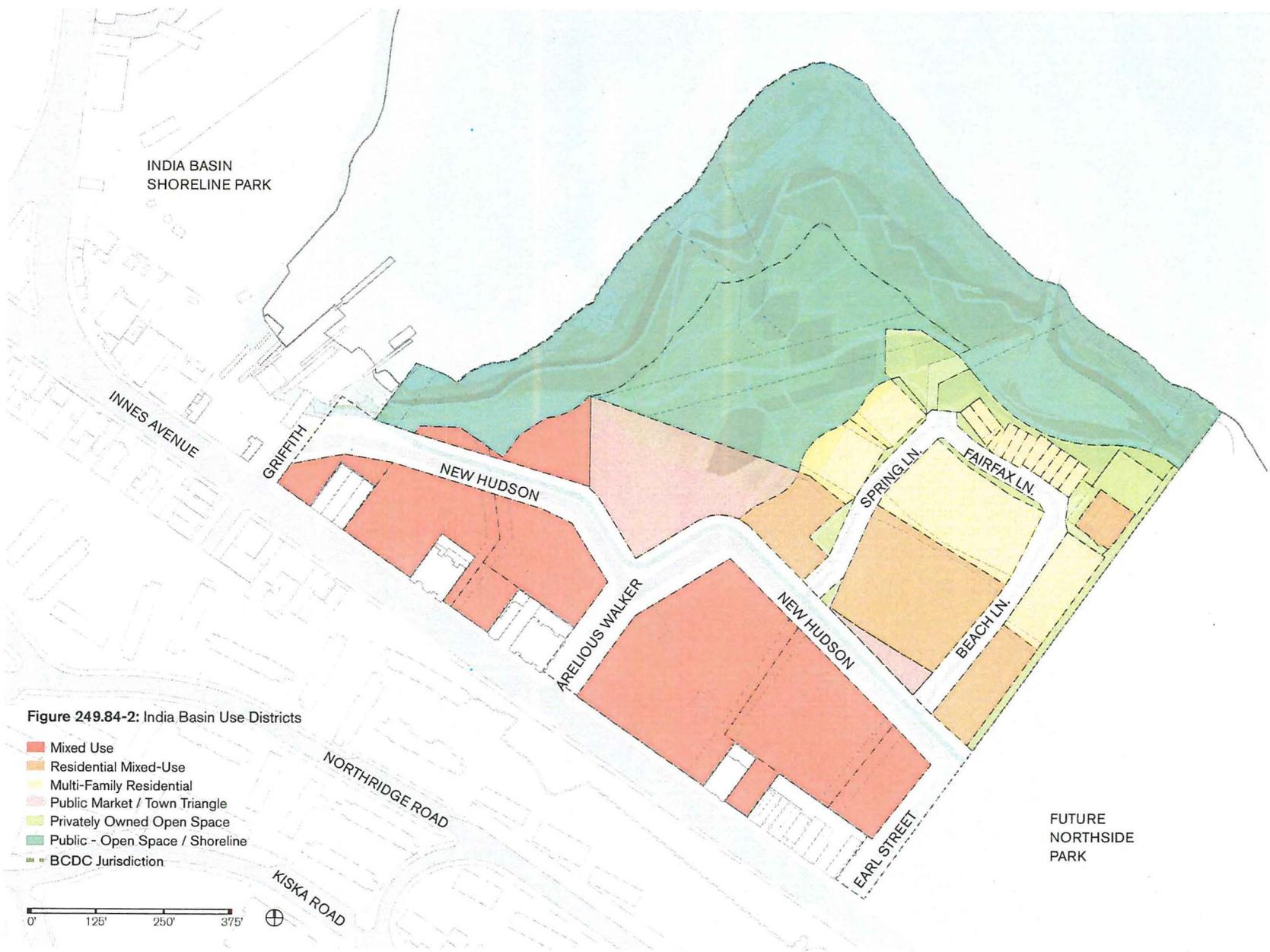
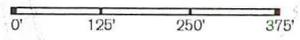
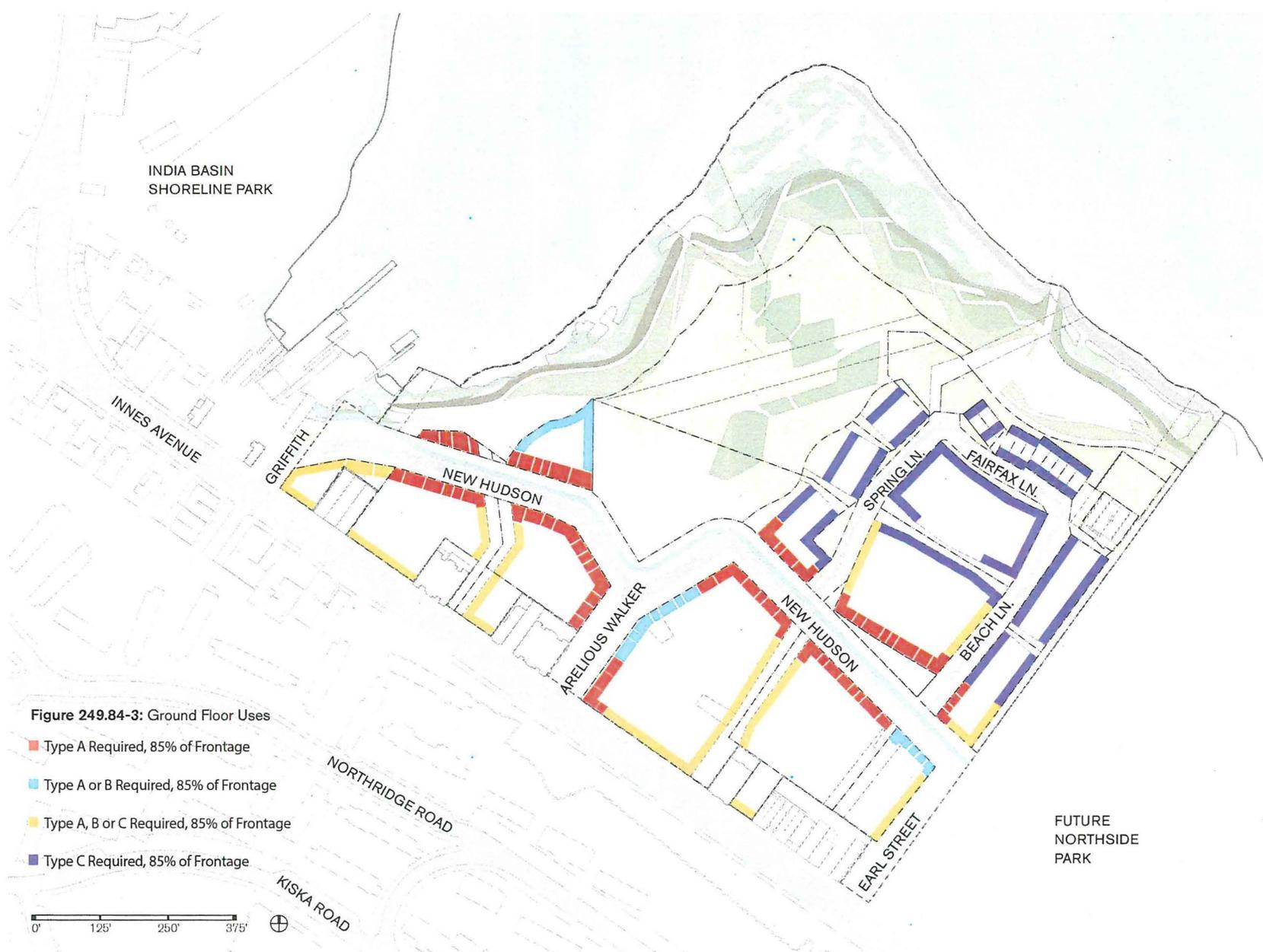


Figure 249.84-2: India Basin Use Districts

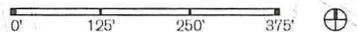
- Mixed Use
- Residential Mixed-Use
- Multi-Family Residential
- Public Market / Town Triangle
- Privately Owned Open Space
- Public - Open Space / Shoreline
- BCDC Jurisdiction





**Figure 249.84-3: Ground Floor Uses**

- Type A Required, 85% of Frontage
- Type A or B Required, 85% of Frontage
- Type A, B or C Required, 85% of Frontage
- Type C Required, 85% of Frontage



INDIA BASIN  
SHORELINE PARK

INNES AVENUE

GRIFFITH

NEW HUDSON

ARELIOS WALKER

NEW HUDSON

SPRING LN

FAIRFAX LN

BEACH LN

NORTHRIDGE ROAD

EARL STREET

KISKA ROAD

FUTURE  
NORTHSIDE  
PARK



INDIA BASIN  
SHORELINE PARK

INNES AVENUE

GRIFFITH

NEW HUDSON

SPRING LN.

FAIRFAX LN.

BEACH LN.

ARELIOS WALKER

NEW HUDSON

NORTHRIDGE ROAD

KISKA ROAD

EARL STREET

FUTURE  
NORTHSIDE  
PARK

Figure 249.84-4: Building Heights Maximum

- 85' Min to 160' Max (Tower Location)
- Up to 85'
- Up to 80'
- Up to 75'
- Up to 70'
- Up to 65'
- Up to 60'
- Up to 55'
- Up to 50'
- Up to 45'
- Up to 35'
- Up to 30'
- Up to 20'

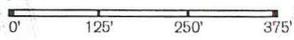
0' 125' 250' 375'





Figure 249.84-5: Measurement of Height

- Height measured from Innes
- Height measured from New Hudson
- Height measured from Beach / Spring
- Height measured from Fairfax
- Parcel Edge from which measurement shall be taken



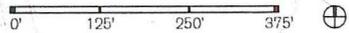
FUTURE  
NORTHSIDE  
PARK



Figure 249.84-6: Setbacks

- 0' Setback
- 0' Setback with required 3' ground floor recess
- 9' Minimum setback
- Unique Setbacks\*

\* See unique setback controls 5-8 & 5-9



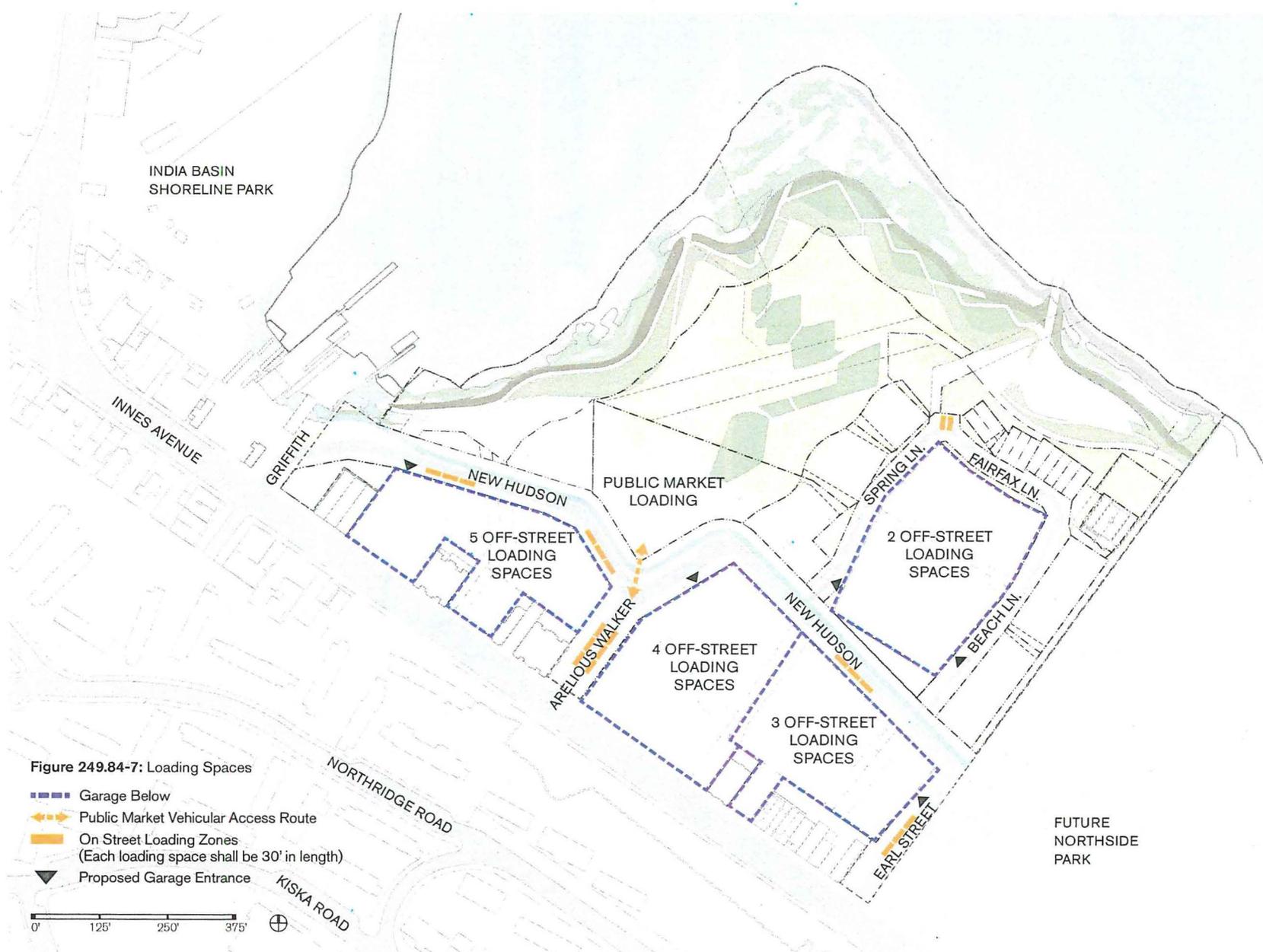
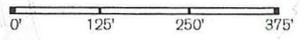


Figure 249.84-7: Loading Spaces

- Garage Below
- Public Market Vehicular Access Route
- On Street Loading Zones (Each loading space shall be 30' in length)
- ▲ Proposed Garage Entrance



BOARD of SUPERVISORS



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

July 3, 2018

**File Nos. 180680 & 180681**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On June 26, 2018, Supervisor Cohen introduced the following proposed legislations:

**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.**

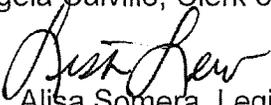
**File No. 180681**

**Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11 acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust**

findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

*for* By:  Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

CEQA clearance under Planning Dept. Case No.  
2014-00254ENV India Basin Mixed-Use Project  
EIR certified by the SF Planning Commission on  
July 26, 2018.

Joy Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org, c=US  
Date: 2018.08.01 16:17:44 -07'00'

BOARD of SUPERVISORS



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July 30, 2018

**File Nos. 180680 & 180681**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On July 24, 2018, Supervisor Cohen introduced the following substitute legislations:

**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. 180681**

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

These are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

CEQA clearance under Planning Dept. Case No.  
2014-00254ENV India Basin Mixed-Use Project  
EIR certified by the SF Planning Commission on  
July 26, 2018.

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2018.08.01 16:46:40 -0700

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

July 30, 2018

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On July 24, 2018, Supervisor Cohen introduced the following substitute legislations:

**File No. 180680**

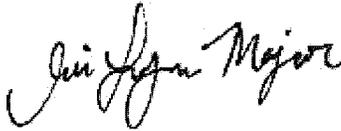
**Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change 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.**

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

The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. These ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Erica Major". The signature is fluid and cursive, written over a light gray circular stamp.

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Manager of Legislative Affairs
- AnMarie Rodgers, Director of Citywide Planning
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Joy Navarrete, Environmental Planning
- Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall  
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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

July 30, 2018

File Nos. 180680 & 180681

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On July 24, 2018, Supervisor Cohen introduced the following substitute legislations:

**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.**

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

These are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Erica Major". The signature is written in a cursive, flowing style.

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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

## MEMORANDUM

TO: Regina Dick-Endrizzi, Director  
Small Business Commission, City Hall, Room 448

FROM: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

DATE: July 30, 2018

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS  
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislations, which are being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**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.

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Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

\*\*\*\*\*

**RESPONSE FROM SMALL BUSINESS COMMISSION - Date:** \_\_\_\_\_

\_\_\_\_\_ **No Comment**

\_\_\_\_\_ **Recommendation Attached**

\_\_\_\_\_  
**Chairperson, Small Business Commission**

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

## MEMORANDUM

TO: Mohammed Nuru, Director, Public Works  
Harlan Kelly, Jr., General Manager, Public Utilities Commission  
Phil Ginsburg, General Manager, Recreation and Park Department

FROM: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

DATE: July 30, 2018

SUBJECT: SUBSTITUTE LEGISLATIONS INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed substitute legislations, introduced by Supervisor Cohen on July 24, 2018:

**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.

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

If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

- c: David Steinberg, Public Works
- Jeremy Spitz, Public Works
- Jennifer Blot, Public Works
- John Thomas, Public Works
- Lena Liu, Public Works
- Juliet Ellis, Public Utilities Commission
- Donna Hood, Public Utilities Commission
- John Scarpulla, Public Utilities Commission
- Christopher Whitmore, Public Utilities Commission
- Sarah Madland, Recreation and Park Department

BOARD of SUPERVISORS



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

July 3, 2018

**File Nos. 180680 & 180681**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On June 26, 2018, Supervisor Cohen introduced the following proposed legislations:

**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. 180681**

**Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11 acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust**

**findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.**

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

*for*  By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

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

July 3, 2018

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On June 26, 2018, Supervisor Cohen introduced the following legislations:

**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.**

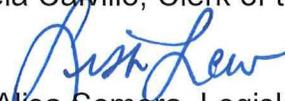
**File No. 180681**

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**Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.**

The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. These ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

*for* By:  Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Manager of Legislative Affairs
- AnMarie Rodgers, Director of Citywide Planning
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Joy Navarrete, Environmental Planning
- Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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

## MEMORANDUM

TO: Regina Dick-Endrizzi, Director  
**Small Business Commission, City Hall, Room 448**

FROM: *AS* Alisa Somera, Legislative Deputy Director  
*AS* Land Use and Transportation Committee

DATE: July 3, 2018

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS  
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislations, which are being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

### **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.**

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Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

\*\*\*\*\*

**RESPONSE FROM SMALL BUSINESS COMMISSION - Date:** \_\_\_\_\_

**No Comment**

**Recommendation Attached**

\_\_\_\_\_  
**Chairperson, Small Business Commission**

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

## MEMORANDUM

TO: Mohammed Nuru, Director, Public Works  
Harlan Kelly, Jr., General Manager, Public Utilities Commission  
Phil Ginsburg, General Manager, Recreation and Park Department

FROM: *AL*  
*for* Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

DATE: July 3, 2018

SUBJECT: LEGISLATIONS INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislations, introduced by Supervisor Cohen on June 26, 2018:

**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.

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Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11

**acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.**

If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

- c: David Steinberg, Public Works
- Jeremy Spitz, Public Works
- Jennifer Blot, Public Works
- John Thomas, Public Works
- Lena Liu, Public Works
- Juliet Ellis, Public Utilities Commission
- Donna Hood, Public Utilities Commission
- John Scarpulla, Public Utilities Commission
- Christopher Whitmore, Public Utilities Commission
- Sarah Madland, Recreation and Park Department

BOARD of SUPERVISORS



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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 blue ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

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



Print Form

# Introduction Form

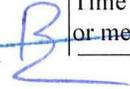
By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2018 JUL 24 PM 4:15

Time stamp  
or meeting date

BY



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:



For Clerk's Use Only

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2018 JUN 26 PM 3:04  
Time stamp

BY MA or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
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- 7. Budget Analyst request (attached written motion).
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- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
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- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Supervisor Malia Cohen

Subject:

Ordinance Amending the Planning Code to establish India Basin SUD

The text is listed:

Amending the planning code to establish the India Basin special use district.

Signature of Sponsoring Supervisor:



For Clerk's Use Only