

1 [General Plan Amendments - Executive Park Subarea Plan]

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3 **Ordinance amending the San Francisco General Plan by amending the Executive Park**
4 **Subarea Plan of the Bayview Hunters Point Area Plan, the Land Use Index and maps**
5 **and figures in various elements and adopting findings, including environmental**
6 **findings and findings of consistency with the General Plan and Planning Code Section**
7 **101.1.**

8 NOTE: Additions are *single-underline italics Times New Roman*;
9 deletions are ~~*strike-through italics Times New Roman*~~.
10 Board amendment additions are double-underlined;
11 Board amendment deletions are ~~strike-through normal~~.

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

13 Section 1. The Board of Supervisors of the City and County of San Francisco hereby
14 finds and determines that:

15 A. The proposed amendments to the Executive Park Subarea Plan of the Bayview
16 Hunters Point Area Plan, the Land Use Index and the maps and figures in various elements of
17 the General Plan will establish a new vision for the area of creating a vibrant, urban,
18 pedestrian oriented mixed-use, predominantly residential neighborhood characterized by
19 active publicly-accessible streets.

20 B. The General Plan amendments are necessary because the existing plan
21 contemplates suburban-like office and hotel development where mixed-use residential
22 development is now desirable. Since 1976, the San Francisco Executive Park Subarea has
23 been the subject of several development plans, environmental analyses, and City actions.

24 (1) In 1976, the Planning Commission certified the San Francisco Executive Park
25 Final EIR and approved a development of 833,000 square feet of office space, 174,000
square feet of hotel/meeting space and 75,000 square feet of retail space (about 1,100,000

1 square feet in total), plus 3,900 parking spaces. At the time, Amendments were made to the
2 South Bayshore Plan to allow commercial uses at the location. ("1978 Development Plan").

3 (2) In 1980 and 1981, the Planning Commission approved minor changes to the
4 1978 Development Plan, which slightly altered the locations and amounts of the various land
5 uses. The City issued permits for the construction of four office buildings and a restaurant
6 under the 1978 Development Plan; three of the office buildings had been constructed by 1985
7 (OB-1, OB-2 and OB-3), for a total of about 307,600 square feet of office space and 2,500
8 square feet of retail space. The fourth office building and the restaurant were not constructed.

9 (3) In 1985, following certification of a subsequent environmental impact report, the
10 Planning Commission approved a Planned Unit Development that revised the 1978
11 Development Plan that, when combined with the four office buildings and restaurant
12 previously approved, provided for 1,644,000 square feet of office space, 234,000 square feet
13 of hotel, 50,000 square feet of retail/restaurant space and 600 residential units, plus about
14 5,300 parking spaces. At the same time, the City developed the Executive Park Subarea
15 Plan, an amendment to the General Plan, which memorialized the development program and
16 urban form for the area. The City also approved related Planning Code Map amendments.

17 (4) In 1992, the developer sought and obtained a further revision to the Planned
18 Unit Development, including minor General Plan amendments. This revision added 25,000
19 square feet of health club space, 10,000 square feet of child care space and an additional
20 10,000 square feet of restaurant space and increased the square footage of residential use
21 but not the unit count. Five residential buildings, located in the eastern portion of the site,
22 containing 304 units and 517 parking spaces have been constructed under this development
23 proposal by TopVision. ("TopVision Phases I and II").
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1 (5) In 1999, the Planning Commission certified a supplemental environmental
2 impact report and extended and modified the prior 1985 Planned Unit Development
3 authorization by adopting a residential variant, which provided for some additional residential
4 development in the northwestern portion of the site ("2000 Planned Unit Development"). The
5 City also amended the Executive Park Subarea Plan, replacing all of the Plan's figures and
6 adding new text. The general land use program remained the same.

7 (6) In 2005, Signature Properties obtained approval under a separate Planned Unit
8 Development for the northwestern portion of the Subarea Plan Area. Nearing completion, it
9 will include up to 450 residential units, 14,000 square feet of retail space, and 588 parking
10 spaces when built-out. The City adopted further amendments to the Executive Park Subarea
11 Plan as part of this Planned Unit Development approval.

12 (7) In 2007 TopVision obtained approval under the 2000 Approved Development
13 Plan for a Phase III development, which includes 465 units and about 776 parking spaces
14 north of existing TopVision Phases I and II residential buildings on the eastern portion of the
15 Subarea Plan Area.

16 (8) Existing and approved development projects in the Executive Park Subarea
17 Plan Area currently include up to approximately 1,220 residential units, 307,600 square feet of
18 office space in OB-1, OB-2 and OB-3, 17,400 square feet of retail and restaurant space, 2,013
19 residential parking spaces and 830 office parking spaces.

20 (9) The Yerby Company ("Yerby") has applied for approval to demolish OB-1 and
21 replace it with a mixed use, predominantly residential development of up to 500 dwelling units
22 and 750 subsurface parking spaces, and Universal Paragon Corporation ("UPC") has applied
23 for approval to demolish OB-2 and OB-3 and replace them with up to 1,100 residential units
24 and 1,677 subsurface parking spaces. These projects will require amendment of the
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1 Executive Park Subarea Plan and related amendments to the Zoning Map and Planning
2 Code. The proposed General Plan amendments would apply to the entire 71-acre Executive
3 Park Subarea Plan Area, be consistent with existing development and approvals, and provide
4 for the transition of the existing office park development within a 14.5 acre southern portion of
5 the Subarea Plan Area (the Yerby and UPC development sites) to a new, primarily residential
6 area with 1,600 additional residential units and about 73,000 gsf retail. These projects would
7 complete the build-out of the Subarea Plan Area and accomplish its transition from the office
8 park first approved in 1976 to a new mixed-use, predominantly residential neighborhood.

9 (10) Since 2006, proposed amendments to the Executive Park Subarea Plan and the
10 development proposals of Yerby and UPC have been reviewed in public meetings by the
11 Bayview Hunters Point community, the Visitacion Valley community, the Little Hollywood
12 community and other stakeholders, including at meetings held before the Executive Park
13 Citizens Advisory Committee, a body composed of property owners of Executive Park, the
14 Bayview Hunters Point Redevelopment Project Area Committee, and the Visitacion Valley
15 Planning Alliance.

16 C. On May 5, 2011, by Motion No. 18350, the Planning Commission certified as
17 adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
18 Executive Park project. A copy of Planning Commission Motion No. 18350 is on file with the
19 Clerk of the Board of Supervisors in File No. _____.

20 D. In accordance with the actions contemplated herein, the Planning Commission
21 adopted Motion No. 18351 concerning findings pursuant to the California Environmental
22 Quality Act. Said Motion is on file with the Clerk of the Board of Supervisors in File No.
23 _____ and the Board incorporates those findings herein by this reference. Also on file
24 with the Clerk of the Board in File No. _____ is an Addendum prepared by the
25 Planning Department dated June 7, 2011, finding that no new significant impacts would result

1 from a modification to the Project analyzed in the EIR that moves the tower closest to
2 Highway 101 one parcel to the East; the Board incorporates the findings in the Addendum
3 herein by this reference.

4 E. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
5 340, any amendments to the General Plan shall first be considered by the Planning
6 Commission and thereafter recommended for approval or rejection by the Board of
7 Supervisors. On May 5, 2011, by Resolution No. 18352, the Commission conducted a duly
8 noticed public hearing on the General Plan amendments pursuant to Planning Code Section
9 340, adopted the General Plan amendments and recommended them for approval to the
10 Board of Supervisors. A copy of Planning Commission Resolution No. 18352 is on file with the
11 Clerk of the Board of Supervisors in File No. _____.

12 F. The Board of Supervisors finds that this ordinance is in conformity with the
13 Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the
14 General Plan as it is proposed for amendment herein, and hereby adopts the findings set forth
15 in Planning Commission Resolution No. 18352 and incorporates such findings by reference as
16 if fully set forth herein.

17 Section 2. The Board of Supervisors hereby approves the following amendments to
18 the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan ("BVHP") of the
19 General Plan. These amendments are described generally below.

20 A. The existing Executive Park Subarea Plan, which includes Objective 19, Policies
21 19.1 through 19.9, and Figures 18 through 21 of the Bayview Hunters Point Area Plan,
22 provides for the creation of a balanced urban gateway to the city containing office, retail space
23 and residential uses integrated with a "town center," promenades and open space, with a new
24 residential community to the east. Figures 18 through 21 illustrate the San Francisco
25 Executive Park Land Use Plan, Auto Access, Auto Egress and Urban Form Plan. The Board

1 of Supervisors hereby repeals in its entirety the text and figures of the existing Executive Park
2 Subarea Plan, which are shown in Exhibit A to this ordinance, on file with the Clerk of the
3 Board of Supervisors in File No. _____.

4 B. The Board adopts as an entirely new Executive Park Subarea Plan the text and
5 figures marked as Exhibit B to this ordinance, which is on file with the Clerk of the Board of
6 Supervisors in File No. _____. Described generally, the amendments to the text,
7 maps and figures of the Executive Park Subarea Plan reflect the change in the nature of the
8 development proposal for Executive Park from primarily an office development to a mixed-use
9 predominantly residential neighborhood.

10 1. The amended text of the General Plan Amendments contained in the Executive
11 Park Subarea Plan provides for the transition from an office park with some housing that is
12 internally focused and gated to a mixed-used residential neighborhood with attractive public
13 streets and open space connectivity. The amendments are designed to: (1) create a urban
14 residential neighborhood, including the redevelopment over time of the office uses now there,
15 (2) meet the daily needs of residents within the neighborhood by encouraging neighborhood –
16 serving retail uses, (3) create a city street pattern supportive of an urban residential
17 neighborhood, (4) encourage walking and bicycling, (5) reduce dependency on the
18 automobile, (6) establish a residential community that reflects the scale and character of a
19 typical San Francisco urban neighborhood, (7) create a distinctive skyline that complements
20 Bayview Hill, the surrounding neighborhoods and the Bay and is viewed as a gateway to San
21 Francisco from the south, (8) promotes the sustainability of resources, (9) provides and
22 enhances community facilities in the neighborhood and (10) enhances and provides improved
23 connections to public open space.

24 2. The amended figures in the Executive Park Subarea Plan contain the following
25 entirely new figures:

- 1 Figure 1 – Context Map
- 2 Figure 2 – Neighborhood Map
- 3 Figure 3 – Existing Lot Pattern
- 4 Figure 4 – Existing Land Use Districts
- 5 Figure 5 – Proposed Land Use Districts
- 6 Figure 6 – Proposed Street Network
- 7 Figure 7 – Proposed Circulation Network
- 8 Figure 8 – Pedestrian Network and Public Open Space

9 Section 3. The Board of Supervisors hereby approves the following amendments to
10 other figures in the Bayview Hunters Point Area Plan of the General Plan by updating Figures
11 4, 5, 8, 9, 12, and 15 to add a boundary around Executive Park and a referral notation to the
12 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

13 Section 4. The Board of Supervisors hereby approves the following amendments to the
14 maps and figures in other Elements of the General Plan as follows:

15 **Commerce and Industry**

16 Map 1 – Generalized Commercial and Industry. Remove shading at Executive Park.

17 Map 2 – Generalized Commercial and Industry Density Plan. Remove shading at
18 Executive Park.

19 **Transportation**

20 Map 6 – Vehicular Street Map. Insert boundary around Executive Park and refer to the
21 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

22 Map 11 – Pedestrian Network. Insert boundary around Executive Park and refer to the
23 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

24 Map 12 – Neighborhood Pedestrian Streets. Insert boundary around Executive Park
25 and refer to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan.

1 **Urban Design**

2 Map 4 – Urban Design Guidelines for Height of Buildings. Insert boundary around
3 Executive Park and refer to the Executive Park Subarea Plan of the Bayview Hunters Point
4 Area Plan.

5 Map 5 – Urban Design Guidelines for Bulk of Buildings. Insert boundary around
6 Executive Park and refer to the Executive Park Subarea Plan of the Bayview Hunters Point
7 Area Plan.

8 **Recreation and Open Space**

9 Map 8 – Eastern Shoreline Plan. Add shading at the location of the Executive Park
10 Open Space. Insert boundary around Executive Park and refer to the Executive Park
11 Subarea Plan of the Bayview Hunters Point Area Plan.

12 Section 5. The Board of Supervisors hereby approves the following amendment to the
13 General Plan to amend the Land Use Index:

14 ***Section I: Housing***

15 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

16 *Objective 1, Policies 1.1, 1.2, 1.3*

17 *Objective 2, 2.1*

18 ***Housing Figures – Land Use Maps from the General Plan***

19 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

20 *Figure 5 – Proposed Land Use Districts*

21 **Commerce and Industry Figures – Land Use Maps from the General Plan**

22 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

23 *Figure 5 – Proposed Land Use Districts*

24 **Section III -- Recreation and Open Space**

25 *Executive Park Subarea Plan of the Bayview Hunters Point Area Plan*

1 Objective 9, Policy 9.1

2 Objective 10, Policies 10.1, 10.2

3 **Recreation and Open Space Figures – Land Use Maps from the General Plan**

4 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan

5 Figure 10 – Pedestrian Network and Open Space

6 **Section VI – Population Density and Building Intensity**

7 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan

8 Objective 1, Policies 1.1, 1.2

9 Objective 6, Policy 6.1

10 Objective 7, Policy 7.1

11 **Population Density and Building Intensity – Land Use Maps from the General Plan**

12 Executive Park Subarea Plan of the Bayview Hunters Point Area Plan

13 Figure 4 – Existing Land Use Districts

14 Figure 5 – Proposed Land Use Districts

15 Figure 7 – Existing Height Districts

16 Figure 8 – Proposed Height Districts

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

20 By: _____
21 Elaine C. Warren
22 Deputy City Attorney

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