

1 [General Plan Amendment in connection with the Executive Park -- Candlestick Cove Project.]

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3 **Ordinance amending the San Francisco General Plan in connection with approvals for**  
4 **the proposed Executive Park -- Candlestick Cove Project; adopting findings pursuant**  
5 **to the California Environmental Quality Act; and adopting findings that the General**  
6 **Plan amendment is consistent with the General Plan and the eight Priority Policies of**  
7 **Planning Code Section 101.1.**

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

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

12 Section 1. Findings. The Board of Supervisors of the City and County of San  
13 Francisco ("Board") hereby finds and determines that:

14 (a) City Charter Section 4.105 requires that the San Francisco Planning  
15 Commission ("Planning Commission") consider any proposed amendments to the General  
16 Plan of the City and County of San Francisco ("General Plan") and make a recommendation  
17 for approval or rejection to the Board before the Board acts on the proposed amendments.

18 (b) Approval of Candlestick Cove, LLC's proposed Planned Unit Development  
19 ("PUD") for up to 450 dwelling units, 14,000 square feet of retail/personal services use, a  
20 1,000 square-foot community center, and 588 off-street parking spaces within the Executive  
21 Park Subarea, at Lots 241 and 279 of Assessor's Block 4991 ("Executive Park – Candlestick  
22 Cove Project") requires an amendment to some portions of the Executive Park Subarea  
23 section of the South Bayshore Area Plan, an element of the General Plan ("General Plan  
24 Amendment"). The General Plan Amendment would allow for an additional 499 residential  
25 units, and would eliminate 1,324,000 square feet of office space, 10,000 square feet of retail

1 space, and 25,000 square feet of health club use. The Amendment would also reduce the  
2 total allowable square footage for child-care use from 13,240 square feet to 10,000 square  
3 feet.

4 (c) Since 1976, the San Francisco Executive Park Sub-Area has been the subject  
5 of several development plans, environmental analyses, and Commission actions. In 1998, a  
6 supplemental environmental assessment was conducted (“1999 SEIR”) to extend the project  
7 authorization, modify the previous approvals and update previous environmental analyses.  
8 As part of the 1999 SEIR, the previous conditions of approval and mitigation measures were  
9 generally carried forward. In addition, modifications to the development program were  
10 addressed. On December 2, 1999, the Planning Commission certified the Final Supplemental  
11 Environmental Impact Report for the Executive Park Development Plan (Case No.  
12 1990.299E) pursuant to the California Environmental Quality Act (“CEQA”) (California Public  
13 Resources Code sections 21000 et seq.), the State CEQA Guidelines (California Code of  
14 Regulations Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco  
15 Administrative Code.

16 (d) The Planning Department conducted environmental review of the Proposed  
17 Project, including the Proposed General Plan Amendment, pursuant to the CEQA, the State  
18 CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and issued an  
19 EIR Addendum on June 9, 2005 (“EIR Addendum”) analyzing the Proposed Project and  
20 related actions (Case No. 1990.299E). A copy of the EIR Addendum is on file with the Clerk  
21 of the Board in File No. \_\_\_\_\_, and is incorporated by reference herein.

22 (e) On June 16, 2005, in Motion No. \_\_\_\_\_, the Planning Commission approved the  
23 PUD with conditions, including exceptions for rear yard, parking, and freight loading, a copy of  
24 which is on file with the Clerk of the Board in File No. \_\_\_\_\_, and is incorporated by reference  
25 herein.

1 (f) In Resolution No. \_\_\_\_\_, the Planning Commission approved and  
2 recommended adoption of the General Plan Amendment by the Board, a copy of which is on  
3 file with the Clerk of the Board in File No. \_\_\_\_\_, and is incorporated by reference herein.  
4 Said Resolution also found the General Plan Amendment to be consistent with the General  
5 Plan and the eight priority policies of Planning Code Section 101.1.

6 (g) Pursuant to Planning Code Section 340, this Board of Supervisors finds that this  
7 General Plan Amendment will serve the public necessity, convenience and general welfare for  
8 the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_, and incorporates such  
9 reasons by reference herein.

10 (h) The Board finds that this ordinance is consistent with the priority policies of  
11 Section 101.1(b) of the Planning Code and the General Plan as proposed for amendment,  
12 and hereby adopts the findings of the Planning Commission, as set forth in Planning  
13 Commission Resolution No. \_\_\_\_\_, and incorporates said findings by reference herein.

14 (i) The Board has reviewed and considered the information in the EIR Addendum.  
15 The Board hereby adopts and incorporates herein by reference as though fully set forth the  
16 CEQA findings adopted by the Planning Commission in Motion No. \_\_\_\_\_. For purposes of  
17 this action, the Board also adopts the CEQA mitigation monitoring and reporting programs, set  
18 forth in Planning Commission Motion No. \_\_\_\_\_ as its own, and finds that the mitigation  
19 measures cited therein are within the jurisdiction of the City agencies identified therein and  
20 such measures have been, can and should be adopted and implemented by such other  
21 agencies.

22 Section 2. The Board hereby approves the following amendments to the Executive  
23 Park Subarea section of the South Bayshore Area Plan, an Area Plan of the General Plan:

24 (a) Amend Policy 19.2 to read as follows:

25 OFFICES

1           Develop a maximum of ~~1,700,000~~320,000 square feet of office space. ~~Locate all~~In the  
2 future, if office space is to be developed in the Subarea and is approved by the Planning Commission,  
3 locate new office space in buildings ~~which range in height from 4 stories to 15 stories,~~  
4 ~~becoming~~such that they are taller the closer they are to the center of the site, subject to the limits  
5 outlined in Exhibit 20 – Urban Form Plan. The massing of the structures should reflect the form  
6 of the hillside to the north and reinforce the urban character of the project. Each building  
7 should extend out to the edge of the sidewalk. Office buildings may contain other,  
8 complementary uses such as child care, fitness center and retail services.

9           (b) Amend Policy 19.4 to read as follows:

10           HOTEL

11           In the future, ~~The Project Sponsor~~a property owner may deem it desirable to build a hotel  
12 to serve office uses in the area. If a hotel is deemed appropriate by the Planning  
13 Commission, it should be located, and the building so oriented and designed, in such a way  
14 as to complement the Executive Park ~~project~~Subarea as a visual “gateway” to the City and to  
15 strengthen the pedestrian interest and livability of the Town Center. The hotel should provide  
16 garage space for the hotel and the displaced surface parking under the hotel.

17           (c) Amend Policy 19.5 to read as follows:

18           RETAIL USES

19           ~~Provide approximately 55,000~~Allow up to 45,000 square feet of neighborhood-serving retail  
20 space integrated with the office uses and situated primarily around the Town Center. Orient  
21 retail uses to serve office workers and residents of the area as well as those of surrounding  
22 communities. Provide additional retail space within the hotel. In addition, allow a restaurant  
23 south of Alana Way. Allow ~~additional~~up to 10,000 square feet of space for a child care center  
24 ~~and a fitness center/health club.~~

25           (d) Amend Policy 19.6 to read as follows:

1 RESIDENTIAL COMMUNITY

2 Seek to create an urban village at Executive Park by incorporating new housing to  
3 accommodate new workers to the area. Affordable housing ~~to accommodate workers in new~~  
4 ~~office buildings or a hotel~~ should be well integrated with market-rate housing on- site. Develop  
5 housing (a considerable number should be two bedrooms) primarily on the northern and  
6 eastern portion<sub>s</sub> of the site in ~~two to eight story~~ multi-storied structures ~~over one to two level~~  
7 ~~parking podiums~~ with the limits for overall building heights being subject to Figure 20 – San Francisco  
8 Executive Park Urban Form Plan. Construct the housing following the form of the hillside  
9 contours. Include children’s play area(s). Residential buildings may contain other complementary  
10 uses such as retail services or day care.

11 (e) Amend Policy 19.7 to read as follows:

12 OPEN SPACE

13 Develop approximately twenty-~~six~~one acres of the northern portion of the site as a  
14 permanent open space preserve to be improved by removing non-native vegetation,  
15 replanting native vegetation in such a way as to minimize erosion and stabilize the hillside,  
16 and to maintain the hillside as a scenic resource for residents and visitors to the area and  
17 City. At a minimum of one location within the open space preserve, construct a hiking trail  
18 leading to a level vista point that offers views of the water to the south. This vista point should  
19 be furnished with benches, picnic tables, and trash receptacles.

20 Create a variety of landscaped zones on the hillside. The area adjacent to the freeway  
21 should be densely planted with trees and shrubs. Trees should be used to screen ~~the~~any  
22 parking structure<sub>s</sub> as well as provide an appropriately scaled backdrop to the office buildings.  
23 The northern-most zone adjacent to Bayview Hill Park should be planted with trees and  
24 shrubs which are similar to those already growing within it, visually integrating both sides of  
25 the hill. The central portion of the hill should be planted with smaller shrubs and cascading

1 plant materials which will cover the hillside with low growing vegetation, thereby softening the  
2 quarried texture of the exposed rock.

3 Landscape the open area not used for streets and parking areas, except the ~~26~~  
4 approximately 21-acre open space preserve, with ornamental plantings and coordinated  
5 flowering ground covers to provide a continuous series of related open spaces and to create a  
6 unified visual environment.

7 (f) Amend Policy 19.8 to read as follows:

8 TRANSIT

9 The City has a long-term goal of providing improved transit service to Executive Park  
10 and its recreational environs. In the short- term, Executive Park should provide continuing  
11 shuttle service throughout the day and evening hours when area workers and residents need it  
12 between the subarea, downtown and other regional transportation terminals as a supplement  
13 to public transit service, with sufficiently short headways to encourage their use and reduce  
14 dependency on autos for both commute and non-commute transportation needs. Such shuttle  
15 service shall be evaluated every three years to determine if patronage and market are  
16 sufficient to support public transit service for both commute and non-commute needs at the  
17 same levels of service.

18 (g) Amend Policy 19.10 to read as follows:

19 PARKING

20 Limit the total number of commuter parking spaces to the extent reasonable and  
21 feasible and without adverse impacts on adjacent areas, to encourage alternatives to single-  
22 occupant vehicles for employee travel.

23 Develop parking facilities to adequately serve the uses in all commercial buildings, with  
24 preferential rideshare and short-term visitor/patron parking provided closest to building  
25 entrances. Allow up to two covered parking spaces per unit for residential uses whether provided in

1 parking structures or private garages as well as additional on-street visitor parking spaces to reduce  
2 potential impacts to adjacent neighborhoods. Design any ~~commercial~~ parking structure to blend  
3 visually with the hillside, and soften the visual impact of parking facilities with landscaping. If  
4 long-term transit use goals are met by area workers and residents, or if parking resources are  
5 not needed at night or on week ends by residents or workers, surplus commercial parking  
6 should be made available for use by nearby recreation users, Candlestick Park event patrons,  
7 or for use as satellite commuter parking for the City.

8 (h) On page II.9.51, delete current “Figure 18 – San Francisco Executive Park Land  
9 Use Plan” and add new “Figure 18 – San Francisco Executive Park Land Use Plan” as shown  
10 in the attachments to Planning Commission Resolution No. \_\_\_\_\_ concerning the General  
11 Plan Amendment.

12 (i) On page II.9.52, delete current “Figure 19 – San Francisco Executive Park Auto  
13 Access” and add new “Figure 19 – San Francisco Executive Park Auto Access” as shown in  
14 the attachments to Planning Commission Resolution No. \_\_\_\_\_ concerning the General Plan  
15 Amendment.

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

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19 By: \_\_\_\_\_  
20 John D. Malamut  
21 Deputy City Attorney

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