



# WATERFRONT PLAN UPDATE LEGISLATIVE AMENDMENTS

Land Use and Transportation Committee – Board of Supervisors  
July 10, 2023



San Francisco  
**Planning**

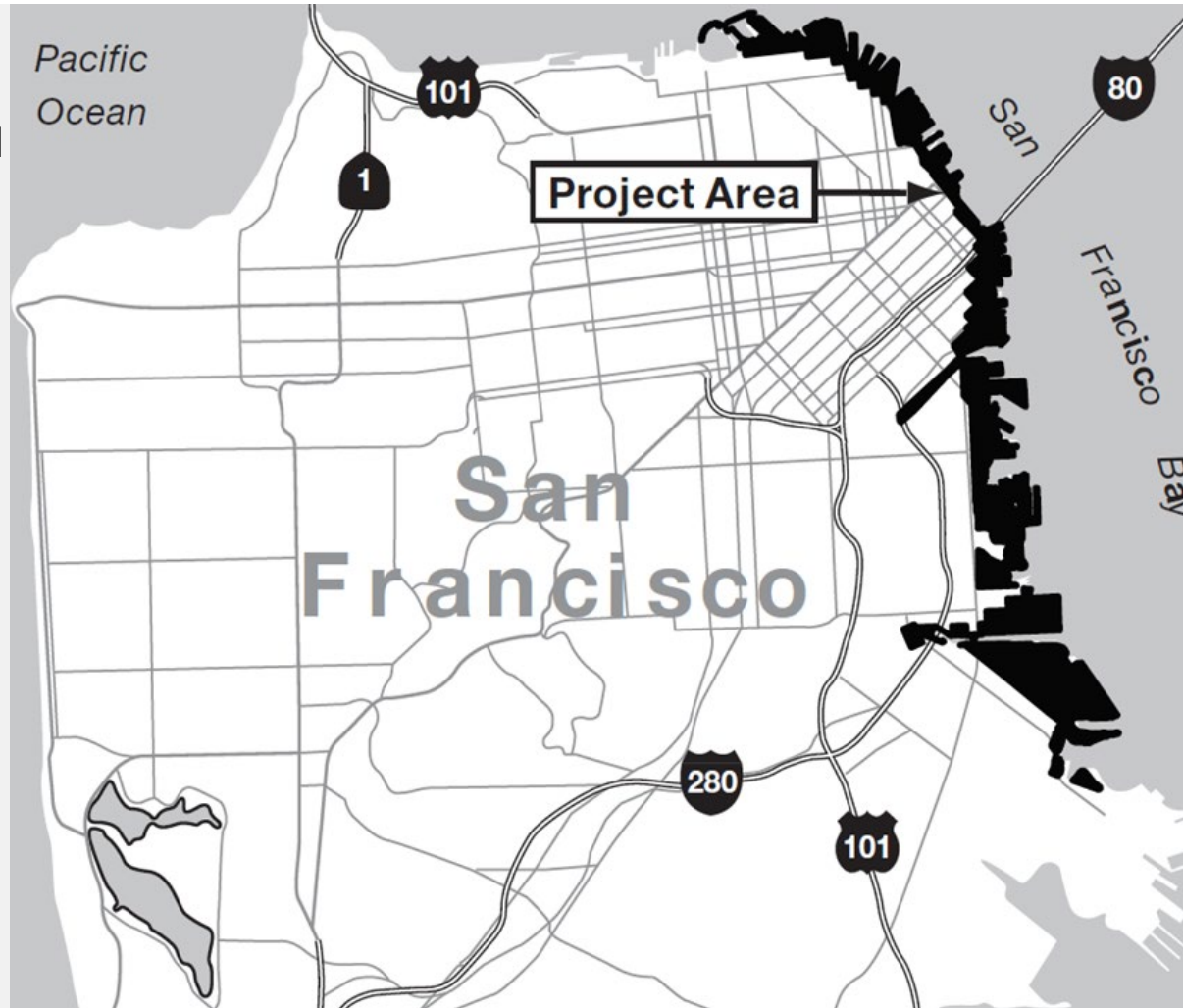
**Mat Snyder**  
Citywide Planning

**Lily Langlois**  
Citywide Planning

**Diane Oshima**  
Port of San Francisco

# Waterfront Plan Overview

- Project Site: 7.5 miles of property owned and managed by the Port
- History
  - 1990 – Prop H
  - 1997 – Waterfront Land Use Plan
  - 2016 – Initiation of Plan Update Process
  - 2019 – Publication of Draft Waterfront Plan updated
  - March 13, 2023 – EIR Certification
  - April 11, 2023 – Waterfront Plan adopted



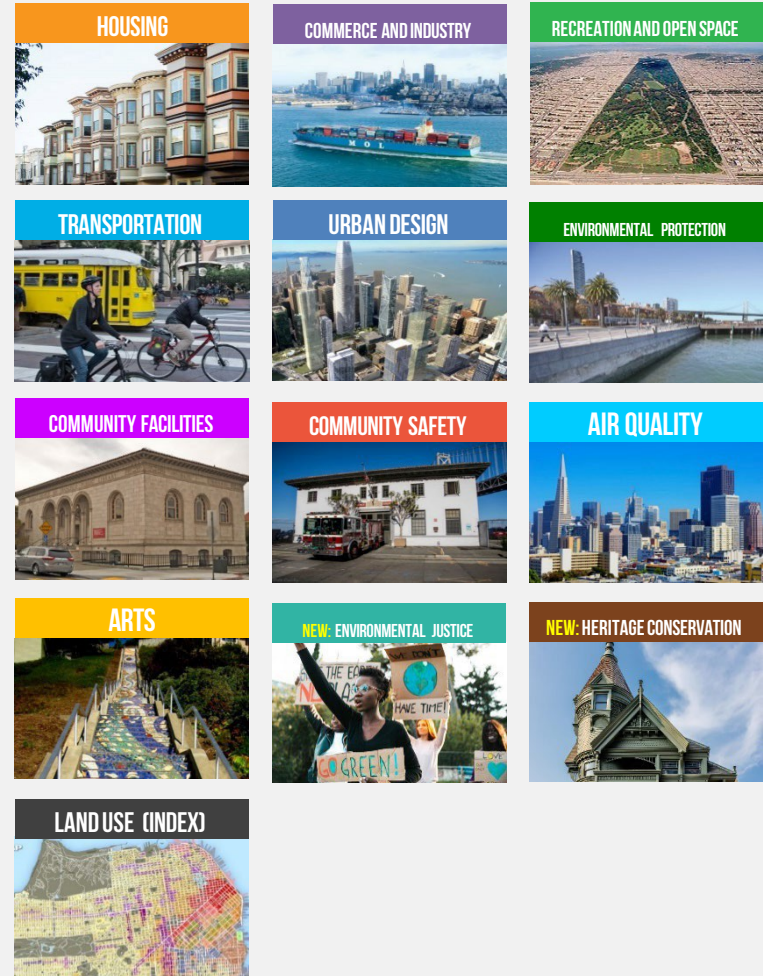
# Waterfront Plan General Plan Amendments

Overall goal:

- Alignment and conformity across all relevant City policy documents.

Methodology:

- Port and Planning staff thoroughly analyzed all General Plan elements and relevant Area Plans for consistency.
- Proposed amendments to language that was out of date and/or where updated Waterfront Plan was not in alignment with General Plan.
- Proposed amendments for conformity with current planning processes and approved projects.
- Add language to center equity and support climate resilience where appropriate.
- Not proposing policy changes that had not been reflected in other planning efforts.



# Waterfront Plan **Legislative Amendments**

## 1. General Plan Amendments:

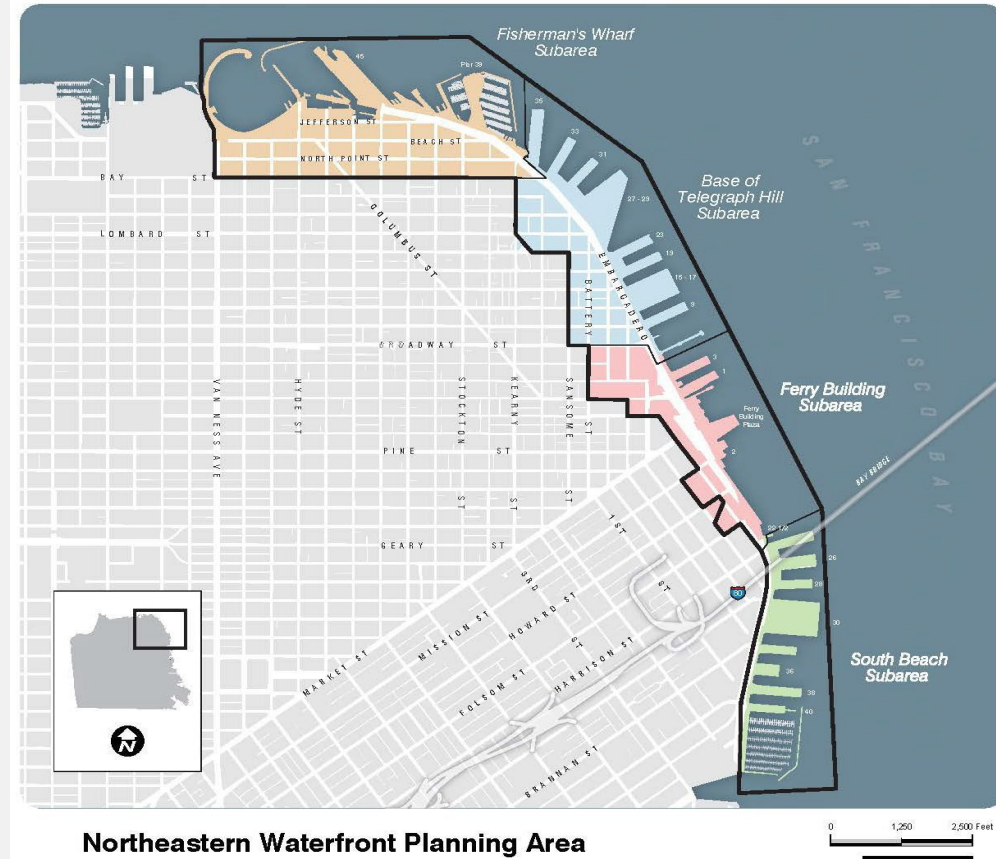
- Northeastern Waterfront Plan
- Central Waterfront Plan
- Recreation and Open Space Element

## 2. Planning Code amendments

## 3. Zoning Map Amendment

# Northeastern Waterfront Area Plan **Amendments**

- Update to reflect development projects and public projects (e.g Ferry Building, Ball Park).
- Emphasis on encouraging maritime activity (de-emphasis of cargo activity) and public-oriented uses at the waterfront.
- Emphasis on non-vehicular transportation / balance of freight needs with public access.
- Update language regarding preservation (e.g. Embarcadero National Register Historic District).
- Add resilience and SLR language.
- Add language to center equity.
- Remove objectives and policies regarding private development that occurred in South Beach / Rincon Point.



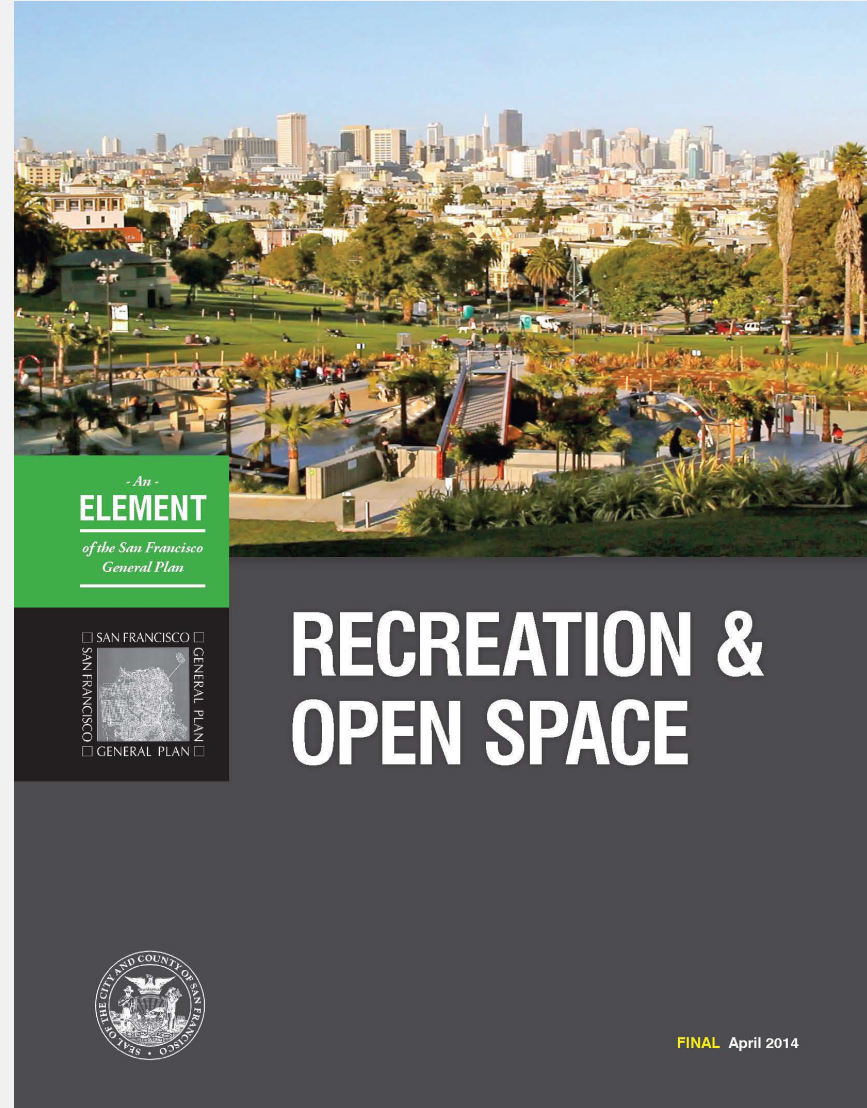
# Central Waterfront Area Plan **Amendments**

- Update language recognizing the Pier 70 development project.
- Update language recognizing the Blue Greenway and completion of the Bay Trail.
- Update preservation language.
- Change in policy regarding life science use in the northern portion of Plan Area.
- Update language to reflect projects and plans:
  - Potrero Power Station Development Agreement Project
  - Islais Creek Southeast Mobility Adaption Strategy
  - MTA Muni Forward and ConnectSF
- Add resilience and SLR language.



# Recreation and Open Space Element **Amendments**

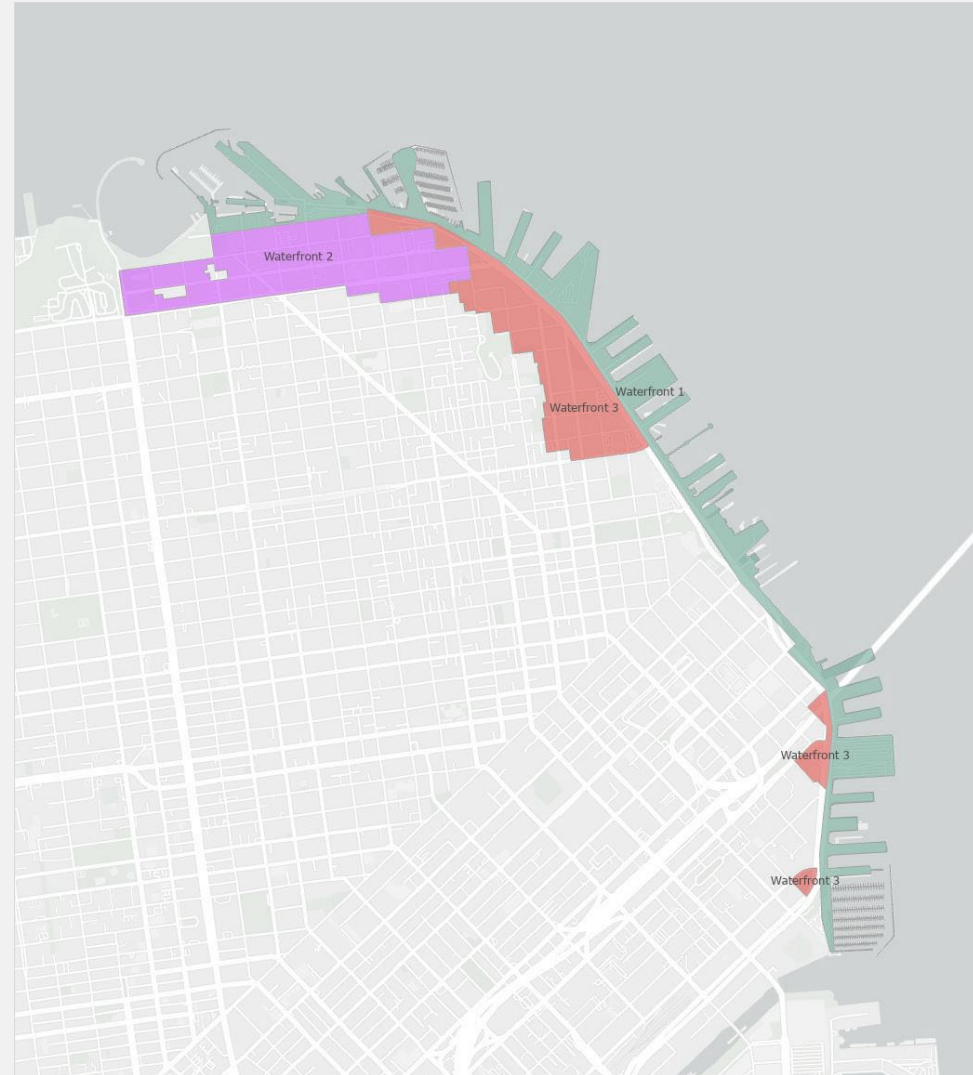
- Update language to reference the updated Waterfront Plan.
- Update language recognizing Blue Greenway and the Bay Trail.
- Update language to reflect approved projects (Pier 70, India Basin Shoreline Park / 900 Innes, Potrero Power Station)
- Update references to other policy documents (e.g. Climate Action Plan, Ocean Beach Climate Change Adoption Project).



# Waterfront Plan **Planning Code** Amendments

## Waterfront Special Use District (Planning Code Section 240)

- Establishes a waterfront design review process for Port development projects by a Waterfront Design Advisory Committee.
- Currently applies to northern waterfront between Fisherman's Wharf and China Basin (in WSUD 1 and WSUD 3).
- Clarifies property under Port jurisdiction subject to land use controls of Waterfront Plan as well as Planning Code.

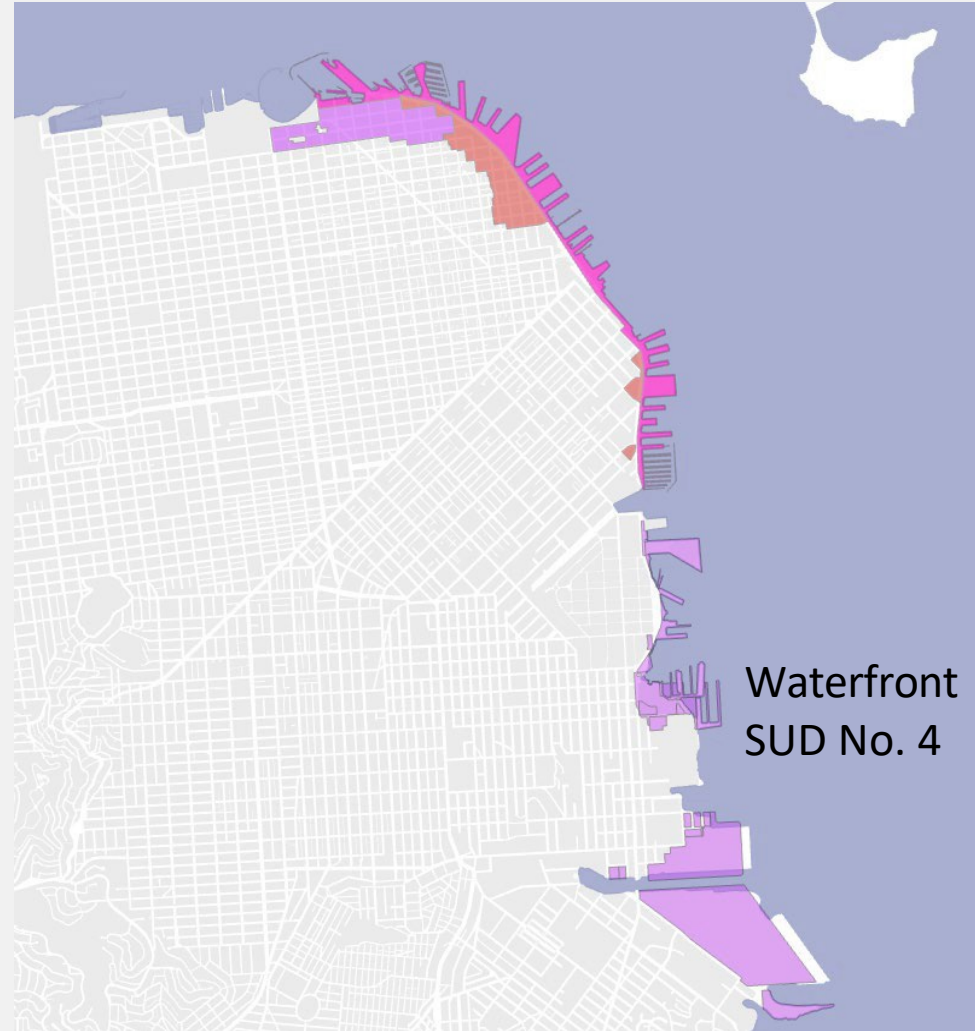




# Waterfront Plan **Planning Code Amendments**

## Proposed Change

- Updates reference to the Waterfront Plan (and relevant Plan sections).
- Revises appointments to the Waterfront Design Advisory Committee (WDAC) and minor administrative processes.
- Apply the waterfront design review process to all Port properties in the Southern Waterfront.
- Removes CU requirement for uses not screened from public view



# Port Waterfront Plan Zoning Map Amendment

- Block 3941 is currently zone P(Public), was previously M-1 (Light Industrial)
- Kelley's Mission Rock, The Ramp, SF Boatworks, and Kneass Building are non-conforming uses in P zone.
- Port seeks to restore M-1 zoning on portion of Block 3941 to make restaurant, repair and light industrial principally permitted activities and allow Waterfront Plan uses
- Zoning map amendment requires Planning Commission and Board of Supervisors approval



# Action before the BOS Land Use Committee

- Recommend Approval General Plan amendments
- Recommend Approval of the Planning Code amendments
- Recommend Approval of the Zoning Map Amendments



## San Francisco Planning

**Mat Snyder**

Senior Planner

San Francisco Planning

[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

**Lily Langlois**

Principal Planner

San Francisco Planning

[Lily.Langlois@sfgov.org](mailto:Lily.Langlois@sfgov.org)

[www.sfplanning.org](http://www.sfplanning.org)

**Diane Oshima**

Special Projects Port of

San Francisco

[diane.oshima@sport.com](mailto:diane.oshima@sport.com)

[www.sport.com](http://www.sport.com)

THANK YOU