

1 [General Plan Amendment - Central Waterfront - Dogpatch Public Realm Plan]

2

3 **Ordinance amending various elements of the General Plan and amending the Central**
 4 **Waterfront Area Plan within the General Plan to address and incorporate the Central**
 5 **Waterfront - Dogpatch Public Realm Plan; affirming the Planning Commission’s**
 6 **findings under the California Environmental Quality Act, making findings of**
 7 **consistency with the General Plan, and the eight priority policies of Planning Code,**
 8 **Section 101.1; and making findings of public necessity, convenience, and welfare**
 9 **under Planning Code, Section 340.**

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

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

18 Section 1. General Findings.

19 (a) The Board of Supervisors, in Ordinance No. 297-08, adopted the Central
 20 Waterfront Area Plan (“Area Plan”) in December 2008. A copy of said ordinance is on file with
 21 the Clerk of the Board of Supervisors in File No. 081152 and is incorporated herein by
 22 reference.

23 (b) The Area Plan was adopted with various other area plans comprising the Eastern
 24 Neighborhoods, comprehensively rezoning those neighborhoods to: 1) ensure a stable future
 25 for Production, Distribution and Repair (“PDR”) businesses in the city, mainly by reserving a
 certain amount of land for this purpose and 2) to provide a significant amount of new housing

1 affordable to low, moderate and middle income families and individuals, along with “complete
2 neighborhoods” that provide appropriate amenities for these new residents.

3 (c) The Area Plan established Key Principles, calling for future plans for transportation,
4 open space, community facilities, and other critical elements of complete neighborhoods.

5 (d) The Area Plan called for further study to more specifically identify public realm
6 needs and potential projects within the Area Plan.

7 (e) The public realm is comprised of complete streets, open spaces, and parks.

8 (f) The Planning Department launched the Central Waterfront – Dogpatch Public
9 Realm Plan (“Public Realm Plan”) in September 2015 in partnership with Public Works, the
10 Municipal Transportation Agency, the Port of San Francisco, and the Recreation and Park
11 Department.

12 (g) The Planning Department and other agency partners led a robust public process
13 from September 2015 to November 2017 engaging numerous community stakeholders to
14 develop the Public Realm Plan.

15 (h) The Public Realm Plan presents specific recommendations for implementing Built
16 Form, Transportation, Streets and Open Space Objectives, and Policies of the Central
17 Waterfront Area Plan.

18
19 Section 2. Environmental Findings.

20 (a) On August 7, 2008, after a duly noticed public meeting, the Planning Commission
21 in Motion No. 17659 certified the Final Environmental Impact Report (Final EIR) for the
22 Eastern Neighborhoods Area Plans, including the Central Waterfront Plan Area and various
23 General Plan, Planning Code, and Zoning Map amendments (the "Project") in accordance
24 with the California Environmental Quality Act ("CEQA") (California Public Resources Code
25 Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Sections 15000 et seq.),

1 and Chapter 31 of the San Francisco Administrative Code. Copies of the Planning
2 Commission Motion and Final EIR are on file with the Clerk of the Board of Supervisors in File
3 No. 081152 and are incorporated herein by reference.

4 (b) At the same hearing during which the Planning Commission certified the Final EIR,
5 the Planning Commission in Motion No. 17661 adopted CEQA Findings with respect to the
6 approval of the proposed Project and other actions. The CEQA Findings adopted by the
7 Planning Commission with respect to the approval of the Project, including the rejection of
8 alternatives, a statement of overriding considerations, and a mitigation monitoring and
9 reporting program among other administrative record documents are on file with the Clerk of
10 the Board in File No. 081152. The Board of Supervisors in Ordinance No. 297-08 adopted
11 these environmental findings as its own. These and any and all other documents referenced
12 in Ordinance No. 297-08 were made available to the Board of Supervisors and may be found
13 in either the files of the Planning Department, as its custodian of records, at 1650 Mission
14 Street in San Francisco, or in File No. 081152 with the Clerk of the Board of Supervisors at 1
15 Dr. Carlton B. Goodlett Place, San Francisco, and are incorporated herein by reference.

16 (c) On May 2, 2018, the Planning Department issued an addendum to the Final EIR
17 that analyzed the Public Realm Plan (the "Public Realm Plan Addendum"), a copy of which is
18 on file with the Clerk of the Board in File No. 180849 and is incorporated herein by reference.

19 (d) Based on the Public Realm Plan Addendum, the Planning Commission in
20 Resolution No. 180849 found that no substantial changes have occurred in the Project
21 proposed for approval under this ordinance that will require revisions in the Final EIR due to
22 the involvement of new significant environmental effects or a substantial increase in the
23 severity of previously identified significant effects, no substantial changes have occurred with
24 respect to the circumstances under which the Project proposed for approval under this
25 ordinance are undertaken which will require major revisions to the Final EIR due to the

1 involvement of new environmental effects or a substantial increase in the severity of effects
2 identified in the Final EIR, and no new information of substantial importance to the Project as
3 proposed for approval in this ordinance has become available which indicates that (1) the
4 Project will have significant effects not discussed in the Final EIR, (2) significant
5 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
6 found not feasible which would reduce one or more significant effects have become feasible
7 or (4) mitigation measures or alternatives which are considerably different from those in the
8 Final EIR would substantially reduce one or more significant effects on the environment.
9 Consequently, the Board of Supervisors relies on the CEQA findings it adopted in Ordinance
10 No. 297-08, the Public Realm Plan Addendum, and the environmental findings of the Planning
11 Commission in Resolution No. 20260 for purposes of the actions in this ordinance and adopts
12 these findings as its own. A copy of Planning Commission Resolution No. 20260 is on file
13 with the Clerk of the Board of Supervisors in File No. 180849 and is incorporated herein by
14 reference.

15

16 Section 3. General Plan and Planning Code Section 340 Findings.

17 (a) Section 4.105 of the Charter provides that the Planning Commission shall
18 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
19 amendments to the General Plan.

20 (b) Planning Code Section 340 provides that the Planning Commission may initiate an
21 amendment to the General Plan by a resolution of intention, which refers to, and incorporates
22 by reference, the proposed General Plan amendments. Section 340 further provides that the
23 Planning Commission shall adopt the proposed General Plan amendments after a public
24 hearing if it finds from the facts presented that the public necessity, convenience, and general
25 welfare require the proposed amendment or any part thereof. If adopted by the Commission

1 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,
2 which may approve or reject the amendments by a majority vote.

3 (c) After a duly noticed public hearing on June 28, 2018 in Resolution No. 20226, the
4 Planning Commission initiated amendments to the General Plan. Said Resolution is on file
5 with the Clerk of the Board of Supervisors in File No. 180849 and incorporated herein by
6 reference.

7 (d) On August 23, 2018, the Planning Commission, in Resolution No. 20260, adopted
8 findings regarding the City's General Plan, eight priority policies of Planning Code Section
9 101.1, and Planning Code Section 340. A copy of said Resolution is on file with the Clerk of
10 the Board of Supervisors in File No. 180849 and is incorporated herein by reference.

11 (e) On June 28, 2018, the Board of Supervisors received from the Planning
12 Department the proposed General Plan amendments related to the Public Realm Plan (the
13 "Plan Amendments"). These Plan Amendments, including maps, diagrams, and text changes
14 are on file with the Clerk of the Board of Supervisors in File No. 180849 and are incorporated
15 herein by reference.

16 (f) Section 4.105 of the City Charter further provides that if the Board of Supervisors
17 fails to Act within 90 days of receipt of the proposed Plan Amendments, then the proposed
18 amendments shall be deemed approved.

19 (g) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
20 Plan Amendments set forth in this ordinance and in documents on file with the Clerk of the
21 Board in File No. 180849 will serve the public necessity, convenience and general welfare for
22 the reasons set forth in Planning Commission Resolution No. 20260. The Board hereby
23 adopts these Planning Commission findings as its own.

24 (h) The Board of Supervisors finds that the Plan Amendments are, on balance, in
25 conformity with the General Plan, as it is amended by this ordinance, and the eight priority

1 policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission
2 Resolution No. 20260. The Board hereby adopts these Planning Commission findings as its
3 own.

4
5 Section 4. Central Waterfront Plan Amendments and General Plan Amendments.

6 (a) The Board of Supervisors hereby approves the Central Waterfront Plan and the
7 General Plan amendments, both as recommended to the Board of Supervisors by the
8 Planning Commission in Resolution No. 20260, and directs the Planning Department to
9 update the General Plan’s Land Use Index to reflect these amendments.

10 (b) **The Central Waterfront Area Plan Amendments.** The Central Waterfront Area
11 Plan is amended by making the following additions and revisions:

12 (1) Add a Section 9 to the Central Waterfront Area Plan titled “Public Realm
13 Implementation”:

14 **PUBLIC REALM IMPLEMENTATION.**

15 *The Planning Department, in partnership with Public Works, the Municipal Transportation*
16 *Agency, the Port of San Francisco, and the Recreation and Park Department, led a robust public*
17 *process from September 2015 to November 2017 engaging numerous community stakeholders to*
18 *develop the Central Waterfront – Dogpatch Public Realm Plan. The Public Realm Plan developed*
19 *specific recommendations for implementing Built Form, Transportation, Streets, and Open Space*
20 *Objectives and Policies of the Central Waterfront Area Plan. The 2018 Central Waterfront – Dogpatch*
21 *Public Realm Plan serves as the guiding framework for the investment of complete streets, parks, and*
22 *open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. This Public Realm*
23 *Plan, which may be amended from time to time at the discretion of the Planning Commission, is*
24 *incorporated herein by reference.*

1 **Objective 9.1 DESIGN AND IMPLEMENT COMPLETE STREETS AND OPEN SPACE**
2 **IMPROVEMENTS CONSISTENT WITH THE CENTRAL WATERFRONT – DOGPATCH**
3 **PUBLIC REALM PLAN.**

4 Policy 9.1.1 Encourage new development in the Central Waterfront – Dogpatch Public Realm
5 Plan area to implement complete streets improvements recommended in the 2018 Central Waterfront –
6 Dogpatch Public Realm Plan, pending necessary review and approvals of the pertinent City agencies.

7 Policy 9.1.2 The City shall seek to implement the 2018 Central Waterfront – Dogpatch Public
8 Realm Plan to the maximum extent feasible, both through its oversight and permitting of privately
9 sponsored street improvements as well as City-sponsored improvements.

10 (2) Update Map 4, Pedestrian/Bicycle/Traffic Calming Improvements, with a boundary
11 around the Central Waterfront – Dogpatch Public Realm Plan area with a line that directs the
12 reader to a reference that states: CENTRAL WATERFRONT -DOGPATCH PUBLIC REALM
13 PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces
14 in this Public Realm Plan Area. Please refer to that Public Realm Plan for more specific
15 recommendations for implementation.

16 (3) Update Map 5, Streets and Open Space Concept, with a boundary around the
17 Central Waterfront – Dogpatch Public Realm Plan area with a line that directs the reader to a
18 reference that states: CENTRAL WATERFRONT -DOGPATCH PUBLIC REALM PLAN: The 2018
19 Public Realm Plan developed concept designs for Complete Streets and Open Spaces in this Public
20 Realm Plan Area. Please refer to that Public Realm Plan for more specific recommendations for
21 implementation.

22 (c) **General Plan Amendments.** The General Plan is amended by making the
23 following additions and revisions:

24 (1) Recreation and Open Space Element.

25 (i) Amend “Southeastern Waterfront” section of Policy 2.4 as follows:

1 The ~~recent~~continued development of Mission Bay, the passage of the Eastern
2 Neighborhoods plans (Mission, East SoMa, ~~and~~ Showplace Square/Potrero Hill, and Central
3 Waterfront Area Plans), ~~and the India Basin Shoreline Plan,~~ and the proposed Candlestick Point
4 and Hunters Point Shipyard developments will bring growth, which will require increased
5 access and open spaces throughout the Southeast. Most of these plans are accompanied by
6 preliminary open space strategies for parkland along the waterfront, where active water-
7 oriented uses such as shoreline fishing, swimming, and boating should be promoted. The
8 2018 Central Waterfront – Dogpatch Public Realm Plan includes additional, more specific
9 recommendations for the Central Waterfront – Dogpatch Public Realm Plan area.

10 (ii) Amend “Blue Greenway: Warm Water Cove” section of Policy 2.4 as
11 follows:

12 This isolated park has the opportunity to be improved and expanded by up to three
13 acres to provide access to the City’s eastern shoreline and to provide recreational
14 opportunities to the growing population. The 2018 Central Waterfront – Dogpatch Public Realm
15 Plan includes concept designs for this site to guide future expansion and enhancements.

16 (iii) Update Map 1 Existing Open Space and Map 3 Existing and
17 Proposed Open Space with a footnote stating the following: The map is to be used for reference
18 purposes only. For parcel specific details, please refer to adopted area plans. The 2018 Central
19 Waterfront – Dogpatch Public Realm Plan conducted an updated inventory of parks and open spaces
20 within a quarter mile of the Central Waterfront Plan Area.

21 (2) Urban Design Element.

22 (i) Update Map 2, the Plan for Street Landscaping and Lighting map, with
23 the following: Add a boundary around the Central Waterfront – Dogpatch Public Realm Plan
24 area with a line that leads to a reference that states: CENTRAL WATERFRONT -DOGPATCH
25 PUBLIC REALM PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets

1 and Open Spaces in this Public Realm Plan area. Please refer to that Public Realm Plan for more
2 specific recommendations for implementation.

3 (3) Transportation Element.

4 (i) Update Map 11, Citywide Pedestrian Network, with the following: Add
5 a boundary around the Central Waterfront – Dogpatch Public Realm Plan area with a line that
6 leads to a reference that states: CENTRAL WATERFRONT -DOGPATCH PUBLIC REALM PLAN:
7 The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces in this
8 Public Realm Plan area. Please refer to that Public Realm Plan for more specific recommendations for
9 implementation.

10 (ii) Update Map 12, Neighborhood Pedestrian Streets, with the following:
11 Add a boundary around the Central Waterfront – Dogpatch Public Realm Plan area with a line
12 that leads to a reference that states: CENTRAL WATERFRONT -DOGPATCH PUBLIC REALM
13 PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces
14 in this Public Realm Plan area. Please refer to that Public Realm Plan for more specific
15 recommendations for implementation.

16 (iii) Update Map 13, Recommended Near-Term and Long-Term
17 Improvements to the Bicycle Route Network, with the following: Add a boundary around the
18 Central Waterfront – Dogpatch Public Realm Plan area with a line that leads to a reference
19 that states: CENTRAL WATERFRONT -DOGPATCH PUBLIC REALM PLAN: The 2018 Public
20 Realm Plan developed concept designs for Complete Streets and Open Spaces in this Public Realm
21 Plan area. Please refer to that Public Realm Plan for more specific recommendations for
22 implementation.

23
24 Section 5. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the General
7 Plan that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10
11
12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney

14 By: _____
15 JOHN D. MALAMUT
16 Deputy City Attorney

17
18
19
20
21
22
23
24
25
n:\legana\as2018\1800607\01297651.docx