

LEGISLATIVE DIGEST

[General Plan Amendments – Executive Park Subarea Plan]

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

Existing Law

The San Francisco General Plan consists of various Elements and Area Plans that set forth goals, policies and programs for the future physical development of the City and County that takes into account social, economic and environmental factors. Charter Section 4.105 provides that the Planning Commission "shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan."

Amendments to Current Law

This ordinance proposes amendments to the Executive Park Subarea Plan, which comprises a portion of the Bayview Hunters Point Area Plan. The amendments aim to facilitate the transition of the existing suburban-like office development in the area to a vibrant, urban, pedestrian oriented mixed-use, predominantly residential neighborhood characterized by active publicly-accessible streets. It also proposes amendments to various Elements of the General Plan to make these Elements consistent with the proposed amendments to the Subarea Plan.

Background Information

The San Francisco Executive Park Subarea, a 71 acre area bounded by Highway 101, San Francisco Bay to the south and Bayview Hill to the north has been the subject of several development plans, environmental analyses, and City actions since 1975. The original development plan envisioned low-density office uses and resulted in the construction of the existing office development that is on a portion of the site. In 1985, the City approved residential development in the undeveloped portions of the site and residential developments have been completed or are approved in those areas. The proposed amendments to the Subarea Plan would create a vision for mixed-uses that would be predominately residential, but would provide for smaller blocks, pedestrian and bicycle paths, new open space, community amenities, better connections to nearby open space areas and sufficient density to support active street uses. This ordinance is part of a package of amendments to the General Plan, the Zoning Map and the Planning Code that will facilitate the transition of the existing office park to a medium to high density, mixed-use, predominately residential area.