



SAN FRANCISCO PLANNING DEPARTMENT

2008 MAY 21 PM 2:47

May 16, 2008

Ms. Grace Kwak, Project Manager,
Mission Bay Task Force (MBTF)
30 Van Ness Ave., Suite 4200
San Francisco, CA 94102

Re: Case 2008.0490R Mission Bay South

Acceptance of Land and Improvements known as 7th and Mission Bay Drive at grade intersection (within AB 8709 & AB 8727); Acceptance of Land and Improvements known as 7th and 16th Streets at grade intersection (within AB 8726); and Vacation of a portion of the east side of 7th Street between King Street and Pennsylvania Street and exchange of property with land under the jurisdiction of State Lands. The Site location is also known as AB 8726, lots 001, 002, AB 8709, lot 006

Dear Ms. Kwak,

We are in receipt of your letter dated April 23, 2008 requesting that the Planning Department consider a General Plan Referral application on the referenced actions by the City and County of San Francisco. Section 4.105 of the Charter of the City and County of San Francisco and Section 2A.53 of the Administrative code establish requirements for General Plan Referrals to the Planning Department. The project is, on balance, **in conformity** with the General Plan, as described in the Case Report, included as **Attachment 1**.

In the subject case, the Mission Bay Force (MBTF) proposes a number of actions to implement the Mission Bay Redevelopment Plan and related documents. These documents were reviewed as part of Planning Case 2004.0882R, which the Planning Commission found, on balance, in conformity with the General Plan by Resolution 16902, adopted on Dec. 2, 2004. The specific actions require a General Plan Referral and consideration and approval by the Board of Supervisors for City-acceptance of real property, acceptance of dedicated horizontal improvements, vacation of a portion of a public right-of-way and exchange of City-owned property. The proposed project is shown in an exhibit included as **Attachment 2**, entitled "Mission Bay Exhibit") and described in greater detail below.

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**Ms. Grace Kwak, Project Manager,
Case 2008.0490R Mission Bay South**

proposed for the property exchange. The two alternate sites proposed to be exchanged for the property subject to the State Trust are shown in Docket #. 2008.0490R, Exhibit D-3. One site is a portion of Berry Street containing 52,172 square feet; the alternate site is a portion of Illinois Street containing 52,830 square feet). State Lands may consider exchange of property under its jurisdiction, with the requirement that any property to be exchanged must be of equal or higher value than the State Lands property. Each of the alternative sites meets that threshold. The Port requests that State Lands approve the property exchange. Should State Lands agree to the property exchange, one of the two alternative sites would be transferred to State Lands, in exchange for the property along 7th Street; the alternative site would be retained.

PREVIOUS ACTIONS RELATED TO THIS PROJECT

The Planning Commission found that the Mission Bay North and Mission Bay South Redevelopment Plans, dated September 4, 1998, were consistent with the San Francisco General Plan, by adopting Resolution No. 14699 on September 17, 1998. The project was proposed as part of the Mission Bay South Redevelopment Plan.

In addition to these actions, an Owner Participation Agreement (OPA) was executed between the Redevelopment Agency of the City and County of San Francisco and the project sponsor, on November 16, 1998. The OPA included the Infrastructure Plan that defined the horizontal infrastructure plans and improvements that are incorporated into the subject project.

ENVIRONMENTAL REVIEW

The Major Environmental Analysis section of the Planning Department completed Environmental Review of the Mission Bay Final Subsequent Environmental Impact Report (FSEIR). The review included analysis of regulatory and physical aspects of the Plan, including: the vacation of public rights-of-way, property acquisition, (acceptance of offers of dedication of land for road rights-of-way, and acceptance of offers of Dedication of horizontal improvements (street and public rights-of-way), among other actions.

The Final Subsequent Environmental Impact Report for Mission Bay (FSEIR) was prepared pursuant to the California Environmental Quality Act and was certified as adequate, accurate and objective in the following actions:

- Exhibit C-1 Seventh Street & 16th Street Intersection Improvements,
- Exhibit C-2 Seventh Street & Common Intersection Improvements,
- Exhibit C-3 Seventh Street & Mission Bay Boulevard Intersection – Phase II
- Exhibit D-1 Proposed Street Vacation of a portion of Berry Street and 7th Street
- Exhibit D-2 Proposed Street Vacation Areas Subject to State Trust
- Exhibit D-3 Proposed Options for Exchange for State Trust (Berry Street, Illinois Street)

Comment: The Project includes acceptance of land for installation of improvements to public rights-of-way (property located at the 7th and 16th Street intersection, acceptance of horizontal improvements to public rights-of-way (the 7th and 16th Street intersection, and vacation of a portion of public right-of-way and exchange with the Port of San Francisco for property subject to the State Trust. All of the subject properties are located within the Mission Bay South Redevelopment Project Area. The subject actions are required to implement the Mission Bay South Redevelopment Plan, a mixed-use development that incorporates housing, including low-cost housing, commercial and institutional uses as well as publicly accessible open space. Property proposed to be vacated is not required for transportation use or to access adjacent privately or publicly-owned property. New streets and other horizontal improvements will be or have been constructed per plans approved by the City and Redevelopment Agency and will be accepted by the City.

COMMERCE & INDUSTRY ELEMENT

Policy 6.7

Promote high quality urban design on commercial streets.

Comment: Streets and other public infrastructure improvements will be constructed consistent with the Mission Bay North and Mission Bay South Redevelopment Plans, which calls for high quality design features in public rights-of-way and adjacent development. Implementation of the Project would permit development of neighborhood, including commercial uses, new residential development, and institutional uses (UCSF facilities) as well as other uses.

TRANSPORTATION ELEMENT

Objective 1

Meet the needs of all residents and visitors for safe, convenient and inexpensive travel within San Francisco and between the city and other parts of the region while maintaining the high quality living environment of the Bay Area.

Comment: acceptance and dedication of real property at the 7th and 16th Street intersection will enable the project sponsor to complete installation of public infrastructure, including streets, sidewalks, street furniture and related infrastructure. Streets and intersections will accommodate vehicular access, and be more pedestrian-friendly than the existing roadways

URBAN DESIGN ELEMENT

Policy 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Commission, found in conformity with the General Plan, and approved by the Board of Supervisors. The project sponsor is responsible for constructing public streets and other public infrastructure improvements (horizontal infrastructure improvements) consistent with approved plans. The City would accept the street areas and infrastructure improvements, consistent with approved plans, when the improvements have been completed.

The public right-of-way proposed to be vacated meet the guidelines contained in Urban Design Element Policies. 2.9, and 2.10. The proposed vacation of a public Right-of-Way is required for the Redevelopment Project to be implemented as approved, and would not: be detrimental to vehicular or pedestrian circulation; interfere with the access to private property; inhibit access for fire protection or other emergency service, interfere with utility lines; obstruct a significant view, or eliminate open space which might be used for public recreation and are necessary for implantation of the Redevelopment Plan.

Policy 3.8

Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.

Objective 4

Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

CENTRAL WATERFRONT AREA PLAN

POLICY 6.2

Encourage additional housing within established residential areas.

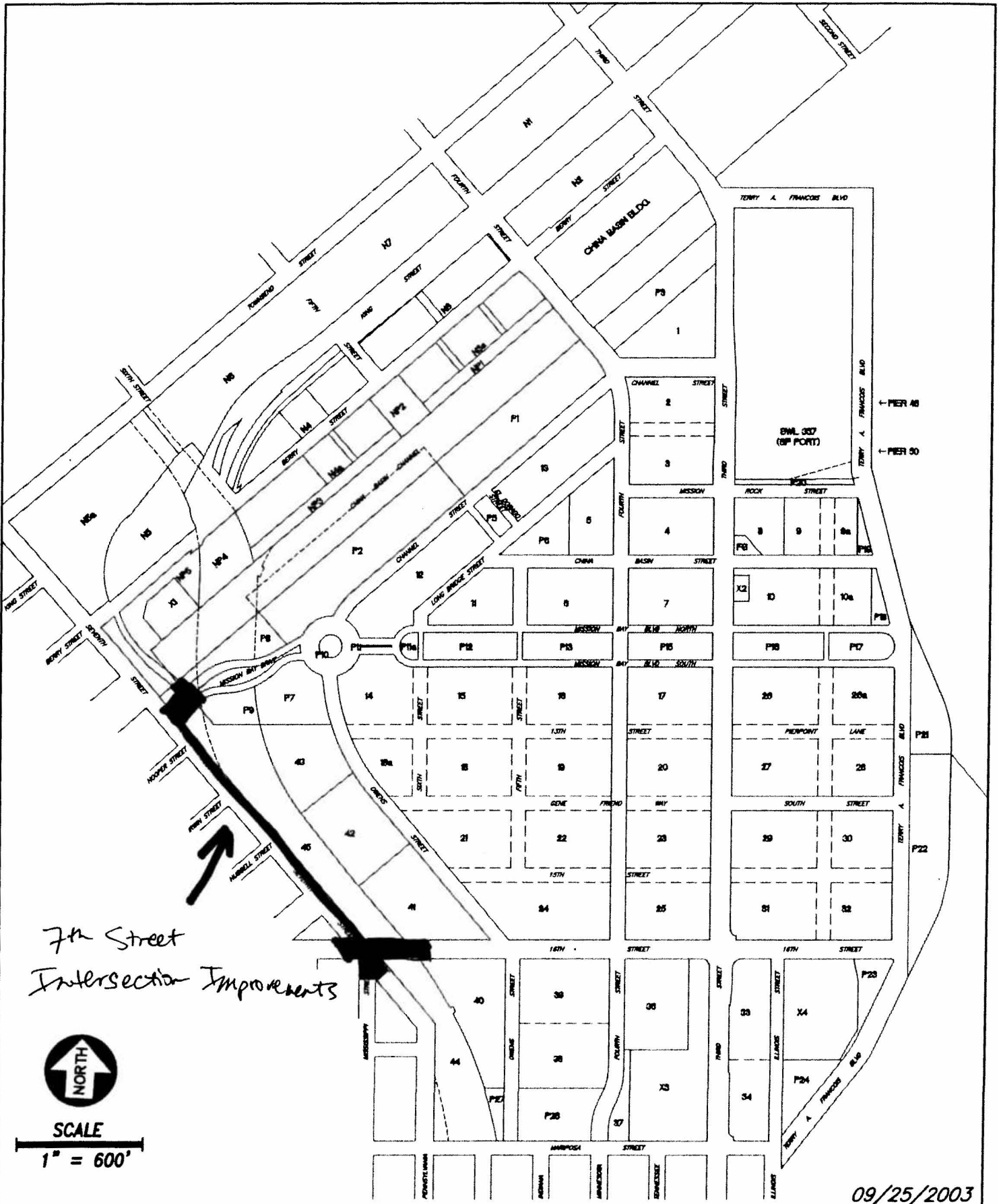
POLICY 6.3

Provide rent supplements and assist in local home ownership to avoid displacement of existing residents.

*The Central Waterfront Area Plan references the **Mission Bay North and Mission Bay South Redevelopment Plans**. The project is located within the Mission Bay South Redevelopment Project area. The **Mission Bay South Redevelopment Plan**, adopted by the Redevelopment Agency and found in-conformity with the General Plan, establishes proposed land uses, and designates a mixture of residential, commercial, and institutional uses, as well as designating property for open space and other public uses.*

OBJECTIVE 8

IMPROVE TRANSPORTATION CONDITIONS WITHIN THE SUBAREAS.



7th Street
Intersection Improvements



SCALE
1" = 600'

09/25/2003

(5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would not adversely affect a diverse economic base. The site is an abandoned naval shipyard.

(6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project, limited to vacation of portions of public rights-of-way and easements, acquisition of real property and acceptance of public infrastructure improvements (once constructed consistent with approved plans) would not adversely affect City preparedness against injury or loss of life in an earthquake.

(7) That landmarks and historic buildings be preserved.

The Project would not adversely affect landmarks or historic buildings.

(8) That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would not adversely affect parks and open space and their access to sunlight and vistas. The project sponsor would install publicly accessible open spaces as part of the Redevelopment Project, consistent with the Mission Bay South Redevelopment Plan.

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