



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* December 11, 2013

*Case No.* **Case No. 2013.1608R**  
**RPD Acquisition of Seven Waterfront Parcels of Open Space—India Basin**


*Block/Lot No:* 4646/001; 4646/002; 4646/003; 4646/003A; 4646/019;  
4629A/010; 4630/002

*Project Sponsor:* Stacey Bradley  
San Francisco Recreation & Park Department  
Capital and Planning Division  
30 Van Ness Ave., 4th Floor  
San Francisco, CA 94102

*Applicant:* Same as project sponsor

*Staff Contact:* Scott Edmondson, 415-575-6818,  
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*Recommendation:* Finding: the project, on balance, is **in conformity** with  
the General Plan

*Recommended By:*   
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## BACKGROUND

We are in receipt of your request that the Planning Department consider a General Plan referral application concerning the acquisition of seven (7) waterfront parcels in India Basin for eventual use as open space.

## PROJECT DESCRIPTION

The proposal is for the San Francisco Recreation and Park Department (RPD) to acquire seven (7) waterfront parcels in the India Basin area (see Attachments 1, 2, and 3) for development in the future as public parkland. The location of the site on the eastern shoreline of San Francisco will ensure access to sunlight and vistas of the bay. The acquisition will also protect the existing adjacent parks, India Basin Shoreline Park and India Basin Open Space, from private development that could obstruct sunlight or views. The proposal consists of the land acquisition without any change in use or of the physical site. The

present use involves the storage of construction equipment. There is one historic building located on the property—the Shipwright’s Cottage, at 900 Innes Avenue, [City Landmark No 250](#) (see photos in Attachment 4). It is the SFRPD’s intention to preserve and eventually restore the historic building on the site. However, the proposed acquisition does not involve physical changes to the building at this time. It will likely take several years for the RPD to complete the planning and design work and to secure funding for the restoration of the historic building and development of the park.

## ENVIRONMENTAL REVIEW

On November 6, 2013, The Environmental Planning Section of the San Francisco Planning Department determined that the proposed acquisition of the seven waterfront parcels was categorically exempt from CEQA under the Class 8, acquisition of land for a park, and Class 16(b), acquisition of land to establish a park where the land contains a historical resource that will be preserved.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with General Plan and the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

*Note:* General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

### RECREATION AND OPEN SPACE ELEMENT

#### **OBJECTIVE 2**

**DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.**

#### **POLICY 2.1**

**Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.**

*The proposal would increase open space in an underserved area of the City. General Plan Map 9 (see Attachment 5) indicates the proposed parcels for acquisition are within a “priority” “high-needs” area.*

#### **POLICY 2.7**

**Acquire additional open space for public use.**

*The proposal would acquire additional open space and therefore directly accomplish Policy 2.7. In addition, General Plan Map 4 (see Attachment 6) indicates the seven parcels that RPD propose to acquire are part of an area proposed for acquisition or conversion to public open space under the General Plan.*

**OBJECTIVE 3**

PROVIDE CONTINUOUS PUBLIC OPEN SPACE ALONG THE SHORELINE UNLESS PUBLIC ACCESS CLEARLY CONFLICTS WITH MARITIME USES OR OTHER USES REQUIRING A WATERFRONT LOCATION.

**POLICY 3.5**

Provide new public open spaces along the shoreline.

*The proposal would provide new public open spaces along the shoreline, and therefore directly accomplish Policy 3.5.*

**OBJECTIVE 4**

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

**POLICY 4.4**

Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas which are most deficient in open space

*The proposed project would acquire and increase public open space in the underserved Bay View/India Basin neighborhood, and is located in a priority, high-needs area as indicated on Element Map 9 (Attachment 6). Thus, the proposal would directly accomplish Policy 4.4.*

**URBAN DESIGN ELEMENT**

**OBJECTIVE 1**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**POLICY 1.1**

Recognize and protect major views in the city, with particular attention to those of open space and water.

*The proposed land acquisition would create open space along the waterfront thereby preserving areas distinctive views of the water and natural areas.*

**OBJECTIVE 2**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

**POLICY 2.1**

Preserve in their natural state the few remaining areas that have not been developed by man.

*The proposed land acquisition would preserve natural areas, thereby accomplishing Policy 2.1.*

**RECOMMENDATION:** *Finding:* the Project, on balance, is in-conformity with the General Plan.



## EIGHT GENERAL PLAN PRIORITY POLICIES FINDINGS

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. **That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.**  
*There are no retail businesses on the project site. As a result, there would not be direct or immediate changes to existing retail near the project site associated with RPD's purchase of the property. However, the future use of the site as a public open space would contribute to the overall improvement of the India Basin neighborhood, thereby supporting neighborhood-serving retail uses in the vicinity.*
2. **That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.**  
*There are no proposed changes in the proposal that would affect housing. The future public open space would be compatible with the existing neighborhood character and would support local neighborhood activities.*
3. **That the City's supply of affordable housing be preserved and enhanced.**  
*This policy does not apply-- there are no changes in the proposed acquisition that would affect the City's supply of affordable housing.*
4. **That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.**  
*The purchase of the property by SFRPD is not expected to increase local traffic or create an additional burden on neighborhood parking. Because the future proposed use as a public park would not involve residential or employment uses, there is no anticipated increase in commuter traffic from this project, nor will there be an associated impediment to Muni transit service.*
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 proposed property acquisition does not involve commercial office development or associated displacement. While the historical use of the site has been industrial, the site is currently underutilized. The intended future use of the site is a public park would be accessible for the enjoyment of residents and employees in the area.*
6. **That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.**  
*The policy does not apply to the proposed property acquisition since the acquisition would not affect preparedness for, or in the event of, an earthquake. The presence of future public open space may provide a useful gathering place for the exchange of information and resources following an earthquake or other natural disaster.*
7. **That landmarks and historic buildings be preserved.**  
*There is one historic building located on property proposed for acquisition - the Shipwright's Cottage (900 Innes Avenue), a local City landmark (No. 250; see Attachment 4). It is SFRPD's intention to preserve and*

*eventually restore the historic building on the site. However, the proposal would not involve physical changes to the building at this time. It will likely take RPD several years to complete the planning, design work, and secure the funding for restoration of the historic building and development of the park.*

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

*The RPD will eventually develop the property as a public park. The location of the site on the eastern shoreline of San Francisco will ensure access to sunlight and vistas of the bay. The acquisition of this property for future parkland will also protect the existing adjacent parks (India Basin Shoreline Park and India Basin Open Space), from private development that could obstruct sunlight or views.*

## A map of San Francisco, California, showing major highways, parks, and districts. A red pin marks Heron Head Park in the Bayview neighborhood. The map includes labels for Golden Gate Bridge, Golden Gate Park, and various districts like Sunset and Diamond Heights.

Hunters Point Blvd

India Basin Shoreline Park

900 Inner Properties

India Basin Shoreline Open Space

Innes Avenue

Ardelous Walker

Innes Avenue



**ATTACHMENT 3**  
*Existing Site Photos*

900 Innes Avenue: Site Photos



Above: View of the 900 Innes Avenue site facing north from Innes Avenue.

Below: View of the 900 Innes Avenue site facing east from Innes Avenue and Griffith Street.





Above: View of the 900 Innes Avenue site facing north from end of Hudson Avenue.

Below: View of the 900 Innes Avenue site facing west from end of Hudson Avenue.





ATTACHMENT 4

Photos – 900 Innes – [City Landmark](#) No. 250



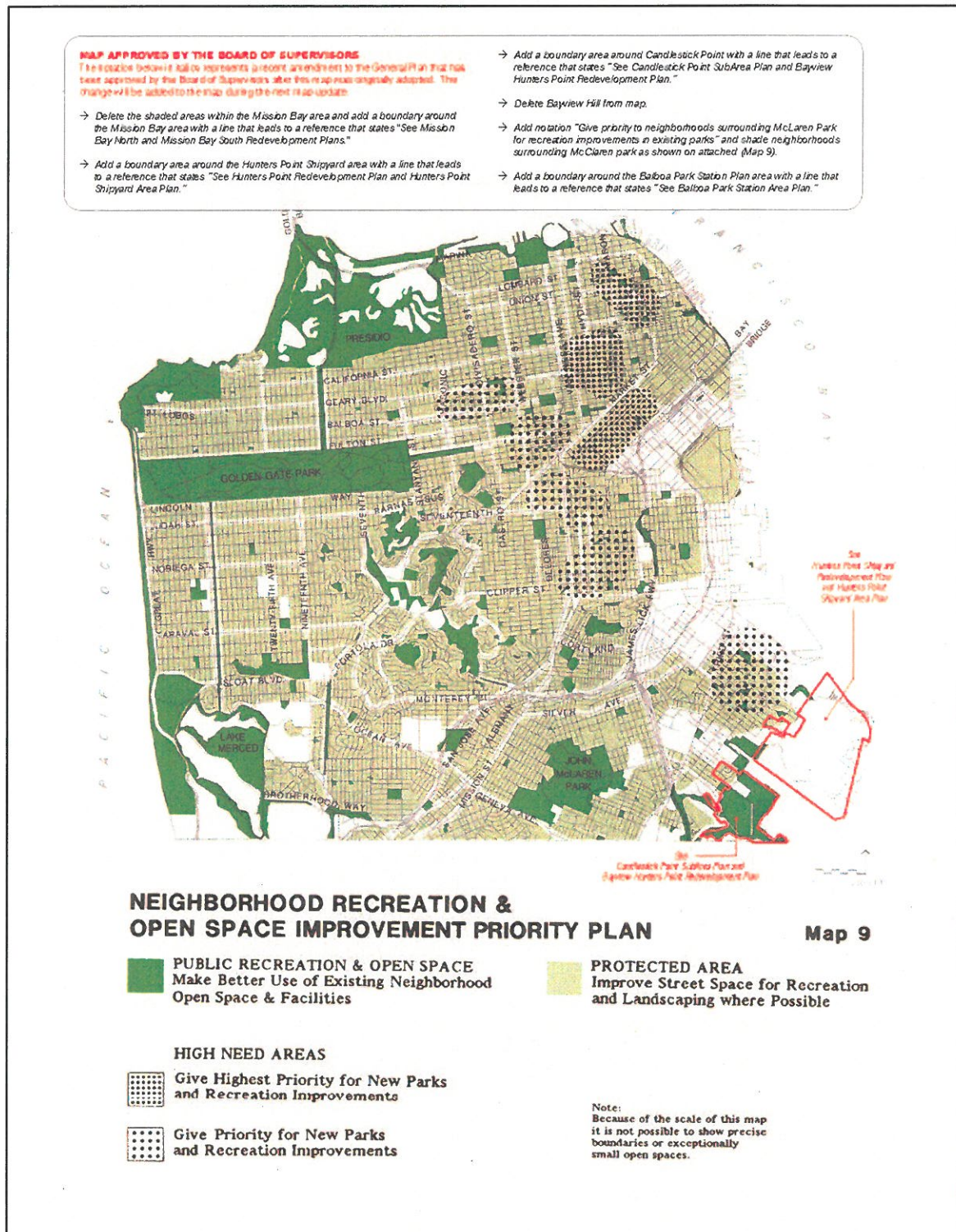
*Shipwrights Cottage at 900 Inness hit by vandalism (2004)*



*900 Innes in the 1970s when it was used as an office for the shipyard.*

## ATTACHMENT 5

### Map 9 – Neighborhood Recreation & Open Space Improvement Priority Plan *General Plan Recreation & Open Space Element*



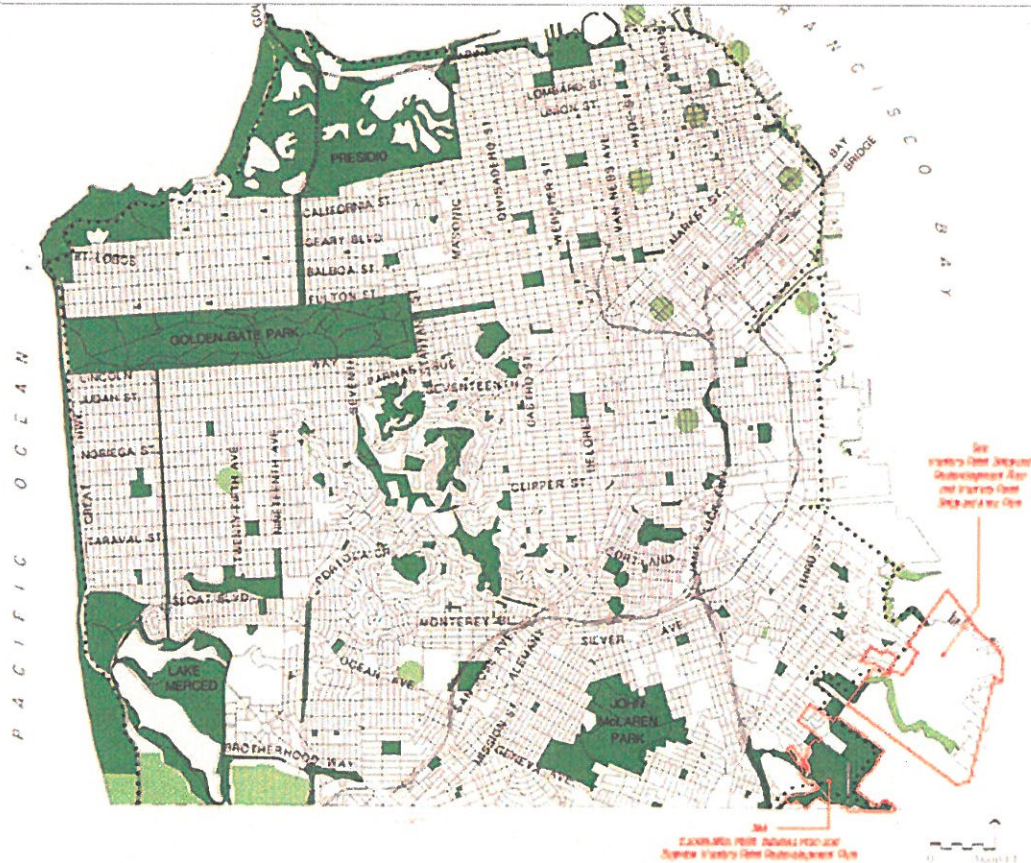


# ATTACHMENT 6

## Map 4 – Citywide Recreation & Open Space Plan

### General Plan Recreation & Open Space Element

- MAP APPROVED BY THE BOARD OF SUPERVISORS**  
The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors. The notation in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors. The notation in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors. The notation in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors.
- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans."
  - Delete Bayview Hill, Sharon Arts Ctr from map. Add following open spaces:  
Aqueduct Lot  
15th Ave lots 23rd St and 24th St  
Hawk Hill  
Bayview Hill  
Palace Phelps  
Edgemoor Mt  
Bessie Carmichael School  
Sherman Way between Cleveland & Harrison Sts
  - Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
  - Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan."
  - Amend to include the proposed open space in:  
a. North Mission Park site 46 Hoff St. (Block 3569, Lot 019)  
b. Brooks Park Extension (Block 7075, Lots 030 and 031)
  - Amend to include the proposed open space in Rincon Hill located at Harrison and Fremont Streets (Block 3766, Lot 009) as "Acquire for or convert to public open space."
  - Amend to include "Proposed Recreation Trails" as noted on attached.
  - Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan."
  - Add a boundary area around the Visitacion Valley Schrage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schrage Lock Project."



## CITYWIDE RECREATION & OPEN SPACE PLAN

Map 4

### EXISTING PUBLIC OPEN SPACE

- Retain Outdoor Open Space, Preserve Natural Qualities, And Where Appropriate Convert To Public Recreational Use

### PROPOSED PUBLIC OPEN SPACE

- Acquire For Or Convert To Public Open Space
- Provide New Open Space In The General Vicinity
- ..... Proposed Shoreline Trail



