



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: May 10, 2019
Case No. Case No. 2019-005380GPR
**Acceptance of Dedication, Mission Bay South Park P11-P11A
and Park P2 Parking Lot**

Block/Lot No.: 8710/002 and 8710/003

Project Sponsor: FOCIL-MB, LLC
410 China Basin St
San Francisco, CA 94158

Applicant: Janea Hoey
Mission Bay Development Company, LLC
410 China Basin St
San Francisco, CA 94158

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Recommendation: Finding the project, on balance, is **in conformity** with
the General Plan

*Recommended
By:* 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The Mission Bay South Redevelopment Plan and subsequent Plan Documents include requirements to construct various infrastructure elements, which once constructed would be dedicated to the City. Public Works has determined that open space improvements and parking facilities in Mission Bay parcels Park P11-P11A (Parks P11-P11A) and a portion of Park P2 (Park P2 Parking Lot) have been constructed in accordance with the relevant Plans and Specifications and are ready for their intended use, thus the Developer is now obligated to dedicate the facilities to the City.

The infrastructure to be dedicated includes but is not limited to curbs, sidewalks, retaining walls, landscaping, irrigation, lighting, reclaimed water, trash enclosures, site furnishings, electric lines and services and parking lot striping. On Parks P11-P11A, infrastructure to be dedicated consists of approximately 0.22 acres of park improvements, located east of Mission

Bay Drive Circle adjacent to Mission Bay Boulevard North and Mission Bay Boulevard South. These infrastructure improvements are designed to provide park landscaping features and passive activity for the Mission Bay Commons park system. On Park P2 Parking Lot, infrastructure to be dedicated includes approximately 1.37 acres designed to accommodate houseboat area access and parking, integrated with the existing houseboat park. Two vehicular access and exiting points are provided along Channel Street. The parcels upon which the infrastructure to be dedicated has been constructed have been accepted by the City.

The facilities, including background information, are summarized in the letter from the Mission Bay Task Force dated April 17, 2019 (see attachment). The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project was covered in the Mission Bay Subsequent EIR, certified by the San Francisco Planning Commission and the San Francisco Redevelopment Agency on 9/17/98, San Francisco Planning Department File No. 96.771E

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's acceptance of infrastructure improvements in Mission Bay Parks P11-P11A and Park P2 Parking Lot, to be dedicated to the City for use as public-serving park space directly benefitting the surrounding neighborhood. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

RECREATION AND PUBLIC SPACE ELEMENT

POLICY 2.2

Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

The City's goal is to ensure that all San Franciscans are within a reasonable walk from an open space with a range of active and passive recreational opportunities. To ensure the highest quality of recreational opportunities for its resident, the City must be able to respond to changing demographics, neighborhood demand, and emerging recreational trends as it plans for new or expanded recreation and open space. The recreation systems should provide an equitable distribution of facilities and services and consistent hours of operation. It should also provide sufficient opportunities for populations who are frequent users of open space, such as seniors and children.

URBAN DESIGN ELEMENT

POLICY 4.8

Provide convenient access to a variety of recreation opportunities.

As many types of recreation space as possible should be provided in the city, in order to serve all age groups and interests. Some recreation space should be within walking distance of every dwelling, and in more densely developed areas some sitting and play space should be available in nearly every block. The more visible the recreation space is in each neighborhood, the more it will be appreciated and used.

HOUSING ELEMENT

OBJECTIVE 12

Balance housing growth with adequate infrastructure that serves the City's growing population.

The Project would provide for and improve access to new public parks in an area of significant new residential, commercial, and institutional development, located in an area of the City that has historically included very limited open space for recreation.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, acceptance by the City of Mission Bay Park parcels P5 and P6, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight 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.

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The Project would have no adverse effect on the City's housing stock or on neighborhood character. The Project will support and enhance the surrounding neighborhood's character providing shared public open space for residents of diverse backgrounds, and will improve access to the existing houseboat area.

3. That the City's supply of affordable housing be preserved and enhanced.

The Project would have no adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.

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 residential employment and ownership in these sectors be enhanced.

The Project would not affect the existing economic base in this area.

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

The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project would have no impact on 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 have no adverse effect on parks and open space or their access to sunlight and vista. The project would increase parks and open space in the City.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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GENERAL PLAN REFERRAL

**CASE NO. 2019-005380GPR
MISSION BAY PARKS P11-P11A
AND PARK P2 PARKING LOT
ACCEPTANCE AND DEDICATION**

cc: Barbara Moy, Mission Bay Task Force, San Francisco Public Works