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Planning Commission Resolution No. 20250

HEARING DATE: JULY 26, 2018

Case No.:	**2014-002541GPA**
Project Address:	**India Basin Mixed Use Project**
Existing Zoning:	M-1 (Light Industrial) M-2 (Heavy Industrial) NC-2 (Small Scale Neighborhood Commercial) P (Public) 40-X and OS (Open Space) Height and Bulk Districts
Proposed Zoning:	NC-2, MUG, P India Basin Special Use District (SUD) 20/160-IB, OS
Block/Lot:	Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622, 4629A, 4630, 4631, 4644, 4645, and 4646
Project Sponsor:	Recreation and Park Department and India Basin Associates, LLC..
Staff Contact:	Mathew Snyder – (415) 575-6891 Mathew.Snyder@sfgov.org

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE URBAN DESIGN ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT AND THE RECREATION AND OPEN SPACE ELEMENT AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, Pursuant to Planning Code Section 340(C), the Planning Commission ("Commission") initiated a General Plan Amendment for the India Basin Mixed-Use Project, per Planning Commission Resolution No. 20215, on June 21, 2018.

WHEREAS, The General Plan Amendments would enable the India Basin Mixed-Use Project ("Project"). BUILD, the owners of roughly 17 acres at 700 Innes Avenue, and the San Francisco Recreation and Park Department ("RPD") jointly submitted an application to the San Francisco Planning Department ("Department") for Environmental Review to analyze the India Basin Mixed-Use Project ("Project"). The India Basin Mixed-Use Project ("Project") comprises a project site of approximately 38.24-acres along the India Basin shoreline of San Francisco Bay ("Bay"). The combined Project site encompasses publicly and privately owned dry land parcels, including existing unaccepted rights-of-way

("ROW") (including some ROW owned by the Port of San Francisco ("Port"). The Project is a mixed-use development containing an integrated network of new public parks, wetland habitat, and a mixed-use urban village. As envisioned, the Project would include a significant amount of public open space, shoreline improvements, market-rate and affordable residential uses, commercial use, parking, environmental cleanup and infrastructure development and street improvements.

WHEREAS, The Project includes an RPD component and a BUILD component, as described below.

WHEREAS, RPD would redevelop approximately 8.98 acres of publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space (collectively, the "RPD Project"). The RPD development area comprises the existing 5.6-acre India Basin Shoreline Park, the 1.8-acre 900 Innes/Historic Boatyard site ("900 Innes"), and 1.58 acres of unimproved ROW. This new shoreline park network would provide space for active and passive recreation, picnicking, and water access; extend the Blue Greenway (a portion of the San Francisco Bay Trail ("Bay Trail")); rehabilitate and celebrate the historic India Basin Scow Schooner Boatyard; and provide pedestrian and bicycle connections to and along the shoreline, fronting the Bay. The RPD development represents approximately 23.5 percent of the Project area (RPD developed properties are collectively referred to as the "RPD Properties").

WHEREAS, BUILD would redevelop approximately 29.26 acres of privately and publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space and a mixed-use urban village, including approximately 1,575 units, 209,000 of commercial use, 1,800 off street parking space, and 1,575 bicycle parking spaces (collectively, the "BUILD Project"). The BUILD development area comprises 17.12 acres of privately owned parcels (collectively, "700 Innes"), the existing 6.2-acre of RPD property located along the shoreline (the "India Basin Open Space"), and 5.94 acres of partially unimproved and unaccepted ROW. Approximately 11 acres of the BUILD development area would be developed in three phases into privately owned buildings as part of a mixed-use urban village. The remainder of the BUILD development, approximately 18 acres, would be developed into a mix of improved ROW, significant new public parkland and open space, new public plazas, new private gardens and open space, and restored and enhanced wetland habitat. Buildings on the BUILD site are proposed to range from 20 feet to 160 feet in height that would step with the site's terrain down to the water.

WHEREAS, approvals required for the entire Project include CEQA certification, adoption of CEQA findings, and Planning Code Zoning Map amendments. The BUILD Project also requires approval of (1) General Plan Amendments, (2) Planning Code Text Amendments creating the India Basin Special Use District ("SUD"), (3) a Development Agreement ("DA") between BUILD and the City and County of San Francisco, (4) Design Standards and Guidelines ("DSG") document; and (5) adoption of Shadow findings under Planning Code section 295.

WHEREAS, a majority of the BUILD Project Site is referenced in the General Plan as being designated for industrial use with a height limit of 40-feet. As such, the Project could not be constructed under the current provisions of the General Plan.

WHEREAS, the subject General Plan Amendments would (1) remove Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan, which currently identifies the subject site for

industrial use; (2) amend Urban Design Element Map 4 by establishing maximum heights consistent with the proposal; (3) amend Commerce and Industry Element Map 3 by removing the land use industrial designation; and (4) and amend the Recreation and Open Space Element Policy 2.4 by removing the reference to the India Basin Shoreline Plan, which was previously proposed but not adopted.

WHEREAS, on July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin Mixed-Use Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20247.

WHEREAS, on July 26, 2018, the Commission by Motion No. 20248 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed General Plan Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the General Plan by (1) removing Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan; (2) amending Urban Design Element Map 4; (3) amending Commerce and Industry Element Map 3; and (4) and amending the Recreation and Open Space Element Policy 2.4.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the General Plan Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The General Plan Amendments would help implement the India Basin Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, commercial space, parks and open space, and other related uses.

2. The General Plan Amendments would help implement the India Basin Project,, which in turn, would provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.

3. The General Plan Amendments would help implement the India Basin Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with new infrastructure. The new neighborhood would improve the site's connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the southeast Waterfront.

4. The General Plan Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The General Plan Amendments

would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.

5. The General Plan Amendments would enable construction of new housing, including new on-site affordable housing, a wide mix of Bayfront waterfront recreational opportunities and other related uses, including commercial uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the General Plan, and the Project and its approvals associated therein, all as more particularly described in Exhibit E to the Development Agreement on file with the Planning Department in Case No. 2014-002541DVA are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as follows. These General Plan Findings are for the entirety of the Project and contemplate approval actions that, in addition to the General Plan Amendments, include but are not limited to Planning Code Text and Zoning Map Amendments, DA approval, DSG approval, adoption of Shadow findings under Planning Code Section 295, land acquisitions and conveyances as necessary to implement the public trust exchange contemplated in the DA, and actions by the Board of Supervisors and applicable City agencies approving the vacation of portions of Griffith Street, Hudson Avenue, Earl Street and Arelious Walker Avenue within the Project Site as contemplated by the DA; and

AND BE IT FURTHER RESOLVED, That in regard to any other later approvals that are consistent with and further the Project, this Commission and the Department, to the maximum extent practicable, shall rely on these General Plan consistency findings.

HOUSING ELEMENT

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.8
Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

POLICY 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.
The Project is a mixed-use development with up to 1,575 dwelling units at full project build-out, which provides a wide range of housing options. As detailed in the Development Agreement, the Project exceeds the inclusionary affordable housing requirements of the Planning Code, by reaching a 25% affordability level. .

OBJECTIVE 11
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

POLICY 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

POLICY 11.2
Ensure implementation of accepted design standards in project approvals.
The Project, as described in the Development Agreement and the Design Standards and Guidelines (DSG), includes a program of substantial community benefits designed to revitalize an underutilized industrial site and complement the surrounding neighborhood, with a mix of housing, commercial and open space uses.

OBJECTIVE 12
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.1
Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

POLICY 12.2
Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Project appropriately balances housing with new and improved infrastructure and related public benefits.

The project will contribute to enhancing transit where currently little exist. The Project includes incentives for the use of transit, walking and bicycling through its TDM program. In addition, the Project's streetscape design would enhance bicycle and pedestrian access and connectivity through the site. The Project would contribute to enabling enhanced transit immediately adjacent to the site, and would provide shuttle service through the TDM Program, as set forth in the Transportation Plan. Therefore, new residential and commercial buildings constructed as part of the Project would be able to rely on transit use, bicycling and other environmentally sustainable patterns of movement.

Along with the housing, the BUILD Project would also provide and maintain approximately fourteen new and improved acres of open space for a variety of activities, including the Big Green, a Public Market, Town Triangle, a Transit Plaza, among many other recreational opportunities. In total, the Project would create and improve up to 14 acres of new and improved Shoreline open space.

The Project includes substantial contributions related to quality of life elements such as open space, affordable housing, transportation improvements, childcare, and potential schools, arts and cultural facilities and activities, and workforce development.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The Project is intended to provide a distinct mixed-use development with residential, commercial, cultural, and open space uses. The Project would leverage the Project site's location on the Bayview Waterfront by building a dense mixed-use development that allows people to work and live close to transit. The Project's buildings would be developed in a manner that reflects the Project's unique location on an underutilized Bayfront property. The Project would incorporate varying heights, massing and scale, maintaining a strong streetwall along streets, and focused attention around public open spaces. The Project would create substantial new on-site open space, and sufficient density to support and activate the new active ground floor uses and open space in the Project.

The Project would also construct high-quality housing with sufficient density to contribute to 18-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces that could accommodate a variety of events and programs.

OBJECTIVE 3
PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.2
Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.
The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project will provide expanded employment opportunities for City residents at all employment levels, both during and after construction. The Development Agreement, as part of the extensive community benefit programs, includes focused workforce first source hiring —both construction and end-user — as well as a local business enterprise component.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

POLICY 2.1
Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

POLICY 2.5
Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

The Project is located on underutilized land, and would contribute to the creation of new local transportation services. The Project is located on Innes Avenue, for which new transit service is planned in conjunction with development of the Hunters Point Shipyard, which in addition to providing improved transit on existing SF Muni lines, would also introduce a new bus line with direct service to Downtown. The Project would contribute to the transit service by providing a transit plaza at the intersection of Innes Avenue and Arelious Walker Drive, new intersection signals and pedestrian crosswalks at intersections, left turn pockets, and Innes Avenue streetscape improvements, as well as new bus stops, and contributing to potentially reconfiguring Innes for optimal bus service. Shuttle service would be offered until such transit service is available for those living, working, and visiting the Project. The Project includes a detailed TDM program, including various performance measures, physical improvements and monitoring and enforcement measures designed to create incentives for transit and other alternative to the single occupancy vehicle for both residential and commercial buildings. In addition, the Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling. The Project features a cycle track that would be a key bicycle linkage to the Bayview's waterfront from the rest of the City.

OBJECTIVE 23
IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1
Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2
Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

POLICY 23.6
Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

The Project establish a new street network on the project site, and would provide pedestrian improvements and streetscape enhancement measures as described in the Design Standards and

Guidelines document and reflected in the MMRP and Transportation Plan in the Development Agreement. The Project would establish "New Hudson" Street that would run parallel to Innes providing both local access along with a robust bike facility. The construction of Griffith, Arelious Walker, and an internal loop road would also add to the sites connectivity between Innes, the Big Green and the shoreline. Each of the new streets would have sidewalks and streetscape improvements as is consistent with the Better Streets Plan.

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.
As explained in the DSG, the Project uses a mix of scales with this basic massing further articulated through shaping the buildings to create views and variety on the project site, as well as pedestrian-friendly, engaging spaces on the ground. The Project maintains open view corridors to the waterfront.

POLICY 1.2
Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

POLICY 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project would establish a street grid on the on the project site where one does not exist, and would construct new buildings, which would generally range in height from 20 and 80 feet with two buildings reaching 160 feet. The sites for the two 160-foot buildings have been carefully selected; they are at the higher elevations enabling the overall urban form to step toward the water; and on portions of the site on bedrock, enabling higher concentrations of development and enabling other portions of the site to be kept free and clear of development.

OBJECTIVE 2
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

The Project would include reserving a large portion of the site for open space. The new open space, "The Big Green" would be designed in conjunction with the proposed rehabilitation of India Basin Shoreline Open Space, which together the India Basin Shoreline Park and 900 Innes would contribute to a series of linked Bayfront open spaces. The open space network, particularly the Big Green and the India Basin Shoreline Open Space would have robust ecological components and enable visitors to experience different aspects of the natural waterfront. The property at 900 Innes would be rezoned for P(Public) from M-1(Light Industrial) assuring that this shoreline asset can be reserved for public enjoyment along the waterfront.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 1
ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

POLICY 1.1
Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

POLICY 1.3
Preserve existing open spaces by restricting its conversion to other uses and limiting encroachment form other uses, assuring no loss of quality of open space.

The Project would result in a net gain in acreage of open space along with the improvement of the existing India Basin Shoreline Park and India Basin Open Space, and the creation of the new Big Green. While new green infrastructure is being planned as an integrated element of the Big Green, and two outflows are proposed to cross below the India Basin Open Space, the net result of the Project would be to greatly improve both the quality and access to this shoreline asset. As a result, there would not be a net degradation of the quality of the India Basin Open Space but instead the open space would be enhanced, thereby meeting this Policy 1.3.

POLICY 1.7
Support public art as an essential component of open space design.

The DSG envisions the Big Green as an ideal place for public art, and provides guidelines on its placement and curation.

POLICY 1.12
Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

The Project would revitalize the 900 Innes property, and would preserve and rehabilitate important historic resources, including the historic Shipwright's Cottage, which would be retained and restored in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property. New construction at 900 Innes would be designed to be compatible, yet differentiated, with the existing historic context.

OBJECTIVE 3
IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

POLICY 3.1
Creatively develop existing publicly-owned right-of-ways and streets into open space.

The Project provides approximately 23 acres of new and improved public open space and opens up new connections to the shoreline in the Bayview Hunters Point neighborhood through

improvements to the India Basin Shoreline Park and India Basin Open Space, and the introduction of new open space at 900 Innes Avenue and with the Big Green, to provide connections to the Blue Greenway/Bay Trail, Class 1 bikeway and pedestrian and bicycle access to the shoreline. The Project would encourage non-automobile transportation to and from open spaces, and would ensure physical accessibility these open spaces to the extent feasible.

ENVIRNONMENTAL PROTECTION ELEMENT

OBJECTIVE 3
MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINE AREAS.

POLICY 3.2
Promote the use and development of shoreline areas consist with the General Plan and the best interest of San Francisco.

POLICY 3.4
Encourage and assist privately operated programs to conserve the resources of the Bay, Ocean, and Shoreline.

OBJECTIVE 7
ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO AND USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.

POLICY 7.1
Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element.

The Project would add more than seven acres of new shoreline open space through improvements to 900 Innes and the proposed Big Green, and would furthermore improve and rehabilitate existing public open space at India Basin Shoreline Park and India Basin Open Space, thus creating new connections to the shoreline in the Bayview Hunters Point neighborhood.

The Project's design is specifically suited for the shoreline location with a strong emphasis of adding to, rehabilitating, and improving shoreline habitat. The India Basin Open Space's design anticipates and strategizes for sea level rise and needed habit adaptation while enhancing the public's opportunity to experience and enjoy the different aspects of this special open space resource. The Project also includes future funding for additional future sea level rise improvements on the BUILD property as described in the Development Agreement and Financing Plan.

The design for 900 Innes proposes to celebrate the site's maritime past with rehabilitating the shipwright's cottage and integrating other ship building aspects into the park's design.

OBJECTIVE 13
ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Policy 13.1
Improve the energy efficiency of existing homes and apartment buildings.

The DSG includes goals and guidelines that direct development to reduce energy use consistent with or above local and State requirements.

BAYVIEW HUNTERS POINT AREA PLAN

Transportation

OBJECTIVE 4
DEVELOP AND MAINTAIN A SYSTEM FOR THE EASY MOVEMENT OF PEOPLE AND GOODS, TAKING INTO ACCOUNT ANTICIPATED NEEDS OF BOTH LOCAL AND THROUGH TRAFFIC.

Policy 4.2
Develop the necessary improvements in public transit to move people efficiently and comfortably between different neighborhoods of Bayview Hunters Point, to and from Candlestick Park Point, and to and from Downtown and other parts of the region.

POLICY 4.5
Create a comprehensive system for pedestrian and bicycle circulation.

The India Basin Mixed-Use Project includes a robust integrated transportation plan that among other aspects, would contribute to changing the nature of the immediate area to one that accommodates and encourages use of traveling by bike and by foot. The Project would include providing key missing regional linkages to the Bay Trail and the Blue Greenway, and would provide a robust bike facility on New Hudson, enabling bikes routes to be taken off of Innes.

Land Use

OBJECTIVE 6
ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

The Subject Project would provide up to 1,575 units, including on-site affordable housing on an underutilized site. The Project is planned to maximize housing, while at the same time assuring that the site contributes to providing access to Bayfront open space. Thus, the Project would include enough residential density to create a viable community that supports neighborhood serving retail, community facilities, and transit infrastructure and service.

Urban Design

POLICY 10.1
Better define Bayview's designated open space areas by enabling appropriate, quality development in surrounding areas.

OBJECTIVE 11
IMPROVE DEFINITION OF THE OVERALL URBAN PATTERN OF BAYVIEW HUNTERS POINT.

POLICY 11.2
Increase awareness and use of the pedestrian/bicycle trail system that links subareas in Bayview Hunters Point with the rest of the City

The India Basin Mixed-Use Project includes a site plan from the India Basin Shoreline Park to boundary of the Shipyard that is uniquely designed for this one-of-a-kind location. A significant portion of the site that is privately owned would be dedicated as open space for the public. The open space and new street network would feature robust bicycle and pedestrian facilities providing a key pedestrian and bike linkages to Hunters Point Shipyard. Overall, the Project would create a dense, compact land use plan located in close walking proximity to a multi-modal transit node, residents, employees and visitors are encouraged to choose walking, bicycling and transit over the automobile.

Recreation and Open Space

OBJECTIVE 12
PROVIDE AND MAINTAIN ADEQUATELY LOCATED, WELL DESIGNED, FULLY EQUIPPED RECREATION FACILITIES AND ENCOURAGE THEIR USE.

POLICY 12.3
Renovate and expand Bayview's parks and recreation facilities, as needed.

OBJECTIVE 13
PROVIDE CONTINUOUS PUBLIC OPEN SPACE ALONG THE SHORELINE OF BAYVIEW HUNTERS POINT UNLESS PUBLIC ACCESS CLEARLY CONFLICTS WITH MARITIME USES OR OTHER NON-OPEN SPACE USES REQUIRING A WATERFRONT LOCATION.

POLICY 13.1
Assure that new development adjacent to the shoreline capitalizes on the unique waterfront location by improving visual and physical access to the water in conformance with urban design policies.

POLICY 13.2
Maintain and improve the quality of existing shoreline open space.

POLICY 13.3
Complete the San Francisco Bay Trail around the perimeter of the City which links open space areas along the shoreline and provides for maximum waterfront access.

Energy

POLICY 13.4

Provide new public open spaces along the shoreline -- at Islais Creek, Heron's Head, India Basin, Hunters Point Shipyard, and Candlestick Point/South Basin.

The India Basin Mixed Use Project is focused on the delivery of high-quality open space that would participate in creating a continuous series of Bayfront parks and open spaces in the Bayview. A significant portion of the privately-owned property would be left open for open space, and the Development Agreement would assure that the India Basin Open Space would be rehabilitated and maintained. The Project also envisions the redesign of India Basin Shoreline Park and the addition of a new park land at 900 Innes as part of the RPD component of the Project. Overall, the Project will create an approximately 23-acre network of new and/or improved parkland and open space, pathways, trails, ecological, recreational, neighborhood and cultural areas, including: a new shoreline network which would extend the Blue Greenway/Bay Trail and would provide pedestrian and bicycle connections to and along the shoreline, passive open space, recreation areas, piers, fishing areas, plazas, event areas, tidal marshes, facilities for concessions, drinking fountains, restrooms, passive recreational areas for picnicking, shade structures, bicycle parking, wayfinding signage, and historical and educational displays.

Energy

POLICY 13.4
Provide new public open spaces along the shoreline -- at Islais Creek, Heron's Head, India Basin, Hunters Point Shipyard, and Candlestick Point/South Basin.

A key aspect of the India Basin Mixed-Use Project is its contribution to Bayfront recreation and open space. Between the newly provided open space and the rehabilitation of India Basin Shoreline Park and the India Basin Open Space, the Project would feature a variety of recreational opportunities for its Bayview and Citywide residents, workers and visitors including, but not limited to children's play areas, dog runs, public market, ecological trails, and a variety of other small plazas and publicly accessible terraces. Moreover, the India Basin open spaces are designed to link in with a larger network of Bayfront recreational parks and other opportunities.

Energy

OBJECTIVE 17
SUPPORT COMMUNITY ECONOMIC DEVELOPMENT AND REVITALIZATION THROUGH ENERGY MANAGEMENT AND ALTERNATIVE ENERGY TECHNOLOGIES.

POLICY 17.1
Promote the Bayview as an area for implementing energy conservation and alternative energy supply initiatives.

POLICY 17.2
Strengthen linkages between district energy planning efforts and overall community development goals and objectives.

OBJECTIVE 18

REDUCE THE OUTFLOW OF DOLLARS FROM THE COMMUNITY DUE TO EXPENDITURES ON ENERGY THROUGH THE IMPROVED ENERGY MANAGEMENT OF TRANSPORTATION, HOUSING, COMMERCE AND INDUSTRY, AND COMMUNITY FACILITIES.

The India Basin Mixed-Use Project includes robust green infrastructure including onsite gray water and decentralized wastewater treatment and re-use system, net-zero public realm, comprehensive site-wide storm-water treatment, implementation of an on-site energy microgrid.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the Planning Code Section 101.1, and the Project and its approvals associated therein, all as more particularly described in Exhibit B to the Development Agreement on file with the Planning Department in Case No. 2014-004521DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

1) *That existing neighbor-serving retail uses would be preserved and enhanced, and future opportunities for resident employment in and ownership of such businesses enhanced;*

No neighborhood-serving retail uses are present on the Project site. Once constructed, the Project would contain new retail, arts and other commercial uses that would provide opportunities for employment and ownership of retail businesses in the community. These new uses would serve nearby residents and the surrounding community. The Development Agreement includes commitments related to local hiring. The construction of the Project will provide opportunities to generate thousands of annual construction jobs and hundreds of permanent jobs at project completion, encouraging participation by small and local business enterprises through a comprehensive employment and contracting policy.

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

The Project would provide at full build-out up to 1,575 new residential units, including affordable housing, although one existing residential unit would be demolished in order to facilitate the construction of the Project. The Project is designed to revitalize an underutilized Bayfront vacant site and provide a varied land use program that would enhance the surrounding Hunters Point / India Basin neighborhood. The Project provides a new neighborhood complete with residential, office, retail, and potential artisan uses, along with new transit and street infrastructure, and public open space. The Project design provides a desirable, pedestrian-friendly experience with interactive and engaged ground floors. Thus, the Project would preserve and contribute to housing within the surrounding neighborhood and the larger City, and would otherwise preserve and be consistent with the neighborhood's unique context.

3) *That the City's supply of affordable housing be preserved and enhanced;*

The Project would enhance the City's supply of affordable housing through its affordable housing commitments in the Development Agreement As detailed in the Development Agreement, the

Project exceeds the inclusionary affordable housing requirements of the Planning Code, by reaching a 25% affordability level.

4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The Project would not impede transit service or overburden streets and neighborhood parking. The Project includes a robust transportation program with an on-site Transportation Demand Management (TDM) program, facilities to support a new bus line immediately adjacent to the Site, funding or provision of an interim shuttle service, and funding for new neighborhood-supporting transportation infrastructure, as detailed in the Transportation Plan.
The Project includes a robust bike facility on the proposed "New Hudson", which would enable bike routing to be removed from Innes, which would, in turn, enable Innes to be specifically designed to maximize transit efficiency.

Lastly, the Project contains new public parking spaces for visitors to the new and enhanced parks. This would ensure that sufficient parking capacity is available so that the Project would not overburden neighborhood parking, while still implementing a rigorous TDM Plan to be consistent with the City's "transit first" policy for promoting transit over personal vehicle trips.

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;*

While the Project is largely residential, it does include other diverse land uses that include commercial, retail, arts, and potential light industrial uses. The Project also includes a large workforce development program. All of these new uses would provide future opportunities for service-sector employment.

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

The Project would comply with all current structural and seismic requirements under the San Francisco Building Code and the Port of San Francisco.

7) *That landmarks and historic buildings be preserved;*

The Project would include the rehabilitation of the Shipwright's Cottage, in compliance with the Secretary of the Interior's Standards for Rehabilitation, and the rehabilitation and relocation of 702 Earl Street. Development of the 900 Innes site would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property

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

The Project would add roughly ten acres (900 Innes, Big Green, Public Market, Town Triangle, other privately owned public open spaces) of new open space and substantially improve another 13 acres thereby enhancing access to the shoreline within the Bayview Hunters Point

neighborhood, and would provide about 23 acres of new and improved public open space. The site plan includes provisions for site and pedestrian access through the site to the new and improved open spaces and to the shoreline.

While development of the 700 Innes property would result in net new shadow on the India Basin Open Space, India Basin Shoreline and the the proposed 900 Innes open space, the shadow was determined to not have an adverse effect on the use of such open spaces due to the limited duration, time and location of such shadow, as described in Motion 20249.

A draft ordinance, **attached hereto as Exhibit A**, would remove Policy 1.6 and Figure 6 of the Bayview Hunters Point Area Plan, amend Map 4 of the Urban Design Element, amend Map 3 of the Commerce and Industry Element, and amend Policy 2.4 of the Recreation and Open Space Element.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Recommend to the Board of Supervisors to approve the Draft Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 26, 2018.

Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards

NOES: None

ABSENT: Hillis, Moore

ADOPTED: July 26, 2018

[General Plan – India Basin Mixed-Use Project]

Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the California Environmental Quality Act; and making findings under Planning Code Section 340 and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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

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

Section 1. Environmental and Planning Code Findings.

(a) California Environmental Quality Act.

(1) At its hearing on _____, and prior to recommending the proposed General Plan Amendments for approval, by Motion No. _____, the Planning Commission certified a Final Environmental Impact Report (FEIR) for the India Basin Mixed-Use District Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference. In accordance with the actions contemplated herein, this Board has

reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's certification of the FEIR, and finds that the actions contemplated herein are within the scope of the Project described and analyzed in the FEIR.

(2) In approving the Project at its hearing on _____, by Resolution No. _____, the Planning Commission also adopted findings under CEQA, including a statement of overriding consideration, and a Mitigation Monitoring and Reporting Program (MMRP). A copy of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference. The Board hereby adopts and incorporates by reference as though fully set forth herein the Planning Commission's CEQA approval findings, including the statement of overriding considerations. The Board also adopts and incorporates by reference as though fully set forth herein the Project's MMRP, dated _____ and on file with the Clerk of the Board in File No._____.

(b) Planning Code Findings.

(1) Under San Francisco Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and thereafter recommended for approval or rejection by the Board of Supervisors. On _____, by Resolution No. _____, the Commission conducted a duly noticed public hearing on the General Plan Amendments pursuant to Planning Code Section 340, and found that the public necessity, convenience and general welfare required the proposed General Plan Amendments, adopted General Plan Amendments, and recommended them for approval to the Board of Supervisors. A copy of the Planning Commission Resolution No. _____, is on file with the Clerk of the Board of Supervisors in File. No. _____, and incorporated by reference herein.

(2) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance,

with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

Section 2. The General Plan is hereby amended by revising the Bayview Hunters Point Area Plan, as follows:

Figure 3, "Land Use Map," revise by changing the land use designation from "Light Industrial" to "Mixed Use" for the India Basin site.

Delete Policy 1.6:

~~*POLICY 1.6*~~

~~*Encourage development of a healthy mix of residential, retail, open space, and small trade shops along Innes Avenue to buffer the India Basin industrial area from the Hunters Point residential community.*~~

~~*The stretch of Innes Avenue leading up to the northern point of entry of the Hunters Point Shipyard serves as a buffer between the heavy industrial uses in India Basin and the residential uses on Hunters Point Hill. This area is undergoing modest private revitalization with a potential interesting mix of uses taking place. The base of the area, at the corner of Hawes and Innes Avenues, is the site for Our Lady of the Lourdes, the oldest Catholic church in the district. Several single-family homes are also located in the vicinity. Innes Avenue leading up to the shipyard was changed from CM to NC-2 on the northern side of the street as a result of rezoning actions taken after the 1995 update of this Plan. Additionally, an RH-1 district on the southern side of Innes Avenue was rezoned to RH-1(S), which accommodates the development of one accessory dwelling unit per lot. Directly north of Innes Avenue, an industrial park is proposed. If developed, it would be bordered by open space lands acquired by the Recreation and Park Department that will provide direct public access to the India Basin shoreline.*~~

~~*This healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial uses with natural-oriented open space areas should continue to be encouraged.*~~

Delete Figure 6, "Innes Avenue Buffer Zone."

Section 3. The General Plan is hereby amended by revising the Urban Design Element, as follows:

Map 4 – Urban Design Guidelines for Height of Buildings, add new shading on India Basin site and add new height range to legend that indicates 30-160 feet.

Section 4. The General Plan is hereby amended by revising the Commerce and Industry Element, as follows:

Map 1 – Generalized Commercial and Industrial Land Use Plan, remove Light Industry designation from India Basin site.

Section 5. The General Plan is hereby amended by revising the Recreation and Open Space Element, as follows:

POLICY 2.4

Support the development of signature public open spaces along the shoreline.

* * * *

Southeastern Waterfront

The recent development of Mission Bay, the passage of the Eastern Neighborhoods plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area Plans), ~~*the India Basin Shoreline Plan*~~ and the proposed Candlestick Point and Hunters Point Shipyard developments will bring growth, which will require increased access and open spaces throughout the Southeast. Most of these plans are accompanied by specific open

space strategies for parkland along the waterfront, where active water-oriented uses such as shoreline fishing, swimming, and boating should be promoted.

* * * *

Section 6. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1807-004

RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION THAT THE NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 700 INNES WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE USE OF INDIA BASIN SHORELINE PARK, THE 900 INNES FUTURE PARK SITE, AND INDIA BASIN OPEN SPACE, AS REQUIRED BY PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE).

WHEREAS, Under Planning Code Section 295, the Planning Commission may not approve a building permit application for a structure with a height of 40 feet or higher if the resulting shadow will have an adverse impact on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant; and

WHEREAS, the Recreation and Park Commission ("Commission") has jurisdiction over real property located in San Francisco known as India Basin Shoreline Park, 900 Innes, and India Basin Open Space; and

WHEREAS, BUILD Inc., ("Project Sponsor") proposes to construct a mixed-use urban village consisting of residential, retail, commercial, office, institutional, flex space, and recreational and art uses. The EIR for the project contains two options: 1) a residentially-oriented project with approximately 1,575 dwelling units, 209,106 square feet of commercial space, and 1,800 parking spaces; or (2) a commercially- oriented variant with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. Both BUILD options would include recreation and open space facilities; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for India Basin Shoreline Park is 1,030,667,780 square feet hours ("sfh"), The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.44% of the TAAS for the park. The additional shadow cast by the Project would constitute 0.05% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 0.49%; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for 900 Innes is 329,764,418 square feet hours ("sfh"), The approximated amount of shadow currently cast on 900 Innes by existing buildings is 8.98% of the TAAS for the park. The additional shadow cast by the Project would constitute 4.53% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 13.51%; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for India Basin Open Space is 1,187,539,675 square feet hours ("sfh"), The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.07% of the TAAS for the park. The additional shadow

cast by the Project would constitute 5.23% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 5.30%; and

WHEREAS, the 700 Innes project is subject to environmental review and approval under the California Environmental Quality Act (CEQA), and the Planning Commission will determine the EIR certification on July 26, 2018; and

WHEREAS, the Project will provide the following public benefits to the City: Approximately 400 units of below market rate and inclusive housing, the 5.7 acres Big Green Open Space and improvements to the existing India Basin Open Space natural areas – totaling 12 acres of new and improved park, annual payment of $1.5 million for a Community Facilities District ("CFD") to provide enhanced maintenance and public operations, overall community-wide transit, bicycle, and pedestrian network improvements, new green infrastructure onsite, and formation of Facilities ("CFD") to address long-term Sea Level Rise; and

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Shoreline Park for the following reasons: (1) all of the new shadow cast by the Project would occur during winter in the morning with all shadows gone no later than 9:00am, affecting a maximum area of 2,522 square feet shadowed at a single time, or 8.94% of the park area (8:23am on December 28); (2) all new shadows occur in the morning, and thus the Project would not cast shadows during mid-day and early afternoon hours when usage of the Park is generally higher;

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have significant adverse impact on the use of the potential park site at 900 Innes for the following reasons: (1) the new shadow cast by the Project would occur throughout the year in areas currently not accessible to the public; (2) the proposed park design has incorporated the expected impacts of this neighboring project into its design; and (3) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and would not significantly impact the usage of the future park site;

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Open Space for the following reasons: (1) the proposed park, which will be designed and improved by the Project Sponsor, has incorporated the expected impacts of this project into the park design; and (2) the duration of proposed project- generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and does not significantly impact the usage of the Park; now therefore be it

RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of India Basin Shoreline Park, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

FURTHER RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of the potential park site at 900 Innes, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

FURTHER RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed Project at 700 Innes will not have a significant adverse impact on the use of India Basin Open Space, pursuant to Planning Code Section 295 (the Sunlight Ordinance).

Adopted by the following vote:

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on July 19, 2018.

Margaret A. McArthur

Margaret A. McArthur, Commission Liaison